

## Historic Preservation Commission

MEETING DATE: Tuesday, September 8, 2020  
MEETING TIME: 7:00 p.m.  
LOCATION: Pendleton Town Hall  
100 W. State Street  
Pendleton, Indiana

### ORDER OF BUSINESS

#### I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 7:03 p.m.

#### II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were Craig Campbell, Dan Trauthwein, Sandi Butler and Kevin Kenyon. A quorum was established. Individuals representing the Town were Planning and Zoning Administrator Kayla Hassett, Building Inspector/Code Enforcement Officer Brett Mabrey and Town Attorney Jeff Graham. Also in attendance, was Jon Oliver, Cecilia Calvert and Jennifer Sargent.

#### III. APPROVAL OF MINUTES OF PREVIOUS MEETING

**A motion to accept the minutes from the June 9, 2020 meeting as written was made by Sandi Butler and seconded by Dan Trauthwein. The motion was carried.**

#### IV. TREASURER'S REPORT

- Kayla Hassett advised that there was no Treasurer's report to be given, however, wanted to discuss a line item, specifically as to street signs for the Historic District. Hassett stated that the Street Department was in need of an additional 15 (fifteen) signs to complete the signs and allow for a few extras for the Historic District. Hassett proposed for HPC to fund these signs with any future sign purchase to be funded by the Street Department. Campbell inquired as to the cost of each street sign. Hassett replied the cost ranges between \$5.00 - \$9.00 each. Sandi Butler commented that the signs bring value to the town.

**A motion to grant funds to be paid from the HPC account for the purchase of fifteen (15) additional street signs for the Historic District was made by Sandi Butler and seconded by Dan Trauthwein. The motion was carried.**

#### V. OLD BUSINESS

No Old Business to report.

## VI. New Business

### A. DAR Plaque

Cecilia Calvert reported on behalf of the Madison County Daughters of the American Revolution. Calvert reported the following:

- Civil War Veteran is believed to be buried in the old portion of Grovelawn Cemetery and wish to honor the Veteran. DAR has had a 110 years history with the Historic Preservation and with the 250 years since the founding of DAR, the Chapter wishes to honor this Veteran along with possibly three (3) additional veterans by placing a marker to honor, such as the headstone provided for Nathaniel Richmond.
- DAR has submitted a handout to Kayla Hassett outlining the different options for markers as well as plans to apply and confirm city records of these veterans before proceeding. The three options include: 1. Generic Historic Marker, 2. Veterans Grave Marker with small DAR plaque and 3. Generic American 250 Marker. Calvert indicated that options #1 and #2 are preferred over option #3.
- Project will be at no cost to Grovelawn Cemetery, but may seek labor assistance.
- MCDAR still needs to complete financial research as well as obtain permission from Grovelawn Cemetery and work with HPC for preferred type of marker and confirmation of burials. Calvert also explained that they may need to rely on family books for locations.
- Markers to be paid by Veterans Affairs.

The following discussions took place:

- Sandi Butler inquired as to the names of the veterans. Cecilia Calvert replied Elijah Boston, Johan Philip Hobaugh and William Wall with a possibility of a fourth possible marker for Nathaniel Richmond's daughter, Lucinda Richmond Hand at a later date.
- Sandi Butler inquired as to the preferred marker. Cecilia Calvert replied that they would prefer marking individually while listing the burial location based on cemetery record confirmation. Calvert further commented that they would prefer the Historical black marker as seen throughout town.
- Sandi Butler asked which town staff oversees Grovelawn Cemetery records. Kayla Hassett replied Tracie Dodd, but some older records can be very spotty. Cecilia Calvert stated that the Chapter can rely on family books for the Generic Historic Marker. Calvert further commented that she recently attended a workshop with the South Madison Community Foundation and spoke with Jane Pearson from the Historical Museum who shared future plans to create a History Trail running from the Historical Museum to the Log Cabin. Calvert hopes to incorporate the Generic Historic Markers for the veterans along this trail.
- Sandi Butler shared that there are grants available for this proposed project and only need a letter from DAR to proceed. Cecilia Calvert stated that the Chapter plans to pursue grants with South Madison Community Foundation as well as have some remaining funds from a previous grant they can utilize. Calvert also advised that the Chapter has taken pictures of the veteran headstones and plans to clean these headstones on October 11, 2020. Calvert mentioned that they have already obtained the correct cleaning formula from Aaron Goen, the Grovelawn Cemetery Foreman. Kayla Hassett confirmed that approval for cleaning only needs to be obtained from the Cemetery Foreman.
- Craig Campbell asked for confirmation that DAR will cover all of the costs and seeking permission to put down the markers once burial locations are determined. Cecilia Calvert replied yes and only seeks labor assistance from the cemetery staff and/or provision of cement base for marker. Calvert also confirmed that they will conduct all of the necessary research and check with the Historic Society for recommendations as to the best company for the markers.

- Craig Campbell asked if the Chapter plans to make a second marker on the History Trail. Cecilia Calvert clarified that there would not be a second marker and that the path would go through the cemetery for visitors to view the markers.
- Craig Campbell asked for confirmation that DAR was only seeking permission to place markers and a little assistance from the cemetery staff. Cecilia Calvert replied yes.
- Kayla Hassett suggested to provide information on the marker as to why the individual ended up in the mid-west, such as land grants and/or drawing features. Cecilia Calvert replied that many came to the area to join children, but can provide a 2-sided marker to include a brief story. Using a Generic Historic Marker will allow DAR to provide more specific information.

**A motion to allow DAR to conduct research and put down markers as presented made by Dan Trauthwein and seconded by Sandi Butler. The motion was carried.**

B. HPC09082020-01: 108-110 N. Pendleton Ave. (Grow Properties) – Storefront

Restoration of the A.B. Taylor Building.

Planning and Zoning Administrator Kayla Hassett presented the following:

(presentation located in google drive)

- Petitioner Jon Oliver from Grow Properties proposes renovation of the storefront and seeks permission to remove awning and reveal of storefront and windows of the building commonly known as the A.B. Taylor Building and previously known as the Pendleton Music Academy and the Old Trail Restaurant. Building is located on North Pendleton Avenue and was originally built as a hardware & implements store between 1898-1908.
- Kayla Hassett shared images of the original architecture, showing the first floor as a hardware store with front doorway leading to stairs to second floor and revealing the original windows and flat storefront. Hassett also pointed out the original roofline and stated that the renovation proposed will not harm the roofline as well as will preserve the visibility of the A.B Taylor nameplate.
- Jon Oliver commented that he is unsure of the intent for the second floor as needs to secure funding through grants, but seeks permission to work on the windows on the second floor.

The following discussions took place:

- Craig Campbell asked if there has been any changes made to the plans since the last visit to the HPC Meeting. Jon Oliver replied that there have not been any changes to any formal requests since his last attended meeting in March 2020.
- Craig Campbell asked if the renovation efforts have been completed on the northside of the building. Jon Oliver replied that the building has been opened up, but not finished. Kayla Hassett commented that she is pleasantly surprised that the lower window patterns still exist and looks great. Oliver commented that he plans to restore what remains.
- Craig Campbell asked Jon Oliver for clarification as to what he is seeking HPC to approve at this point. Oliver replied that he is working in phases and seeks permission to start renovating the yellow building larger windows on top as well as finish the windows on the bottom. Further, Oliver stated that he seeks approval to start working on the windows on the back of the building.
- Kevin Kenyon asked if the original picture shows squared windows. Jon Oliver answered that the windows in the back are squared off with wood arch and the front windows are arched with a glazed arch. Kenyon then asked if Oliver plans to replace with similar windows. Oliver replied yes.
- Kayla Hassett asked Jon Oliver if they have intent to repair the roofline. Oliver replied yes and that some repairs will be forthcoming.

- Kevin Kenyon pointed out that the renderings do not reflect the A.B. Taylor nameplate and asked if that will be preserved. Jon Oliver replied yes. Oliver also stated that he has not looked closely, but will repair the nameplate and roofline as necessary to preserve.
- Jon Oliver asked the HPC what his options were as to paint, specifically as to if he needs to remove the paint first or if can paint over the existing paint. Kayla Hassett recommended for Oliver to consult with the Planning Department as to the best method as well as to refer to the secretary standards for the treatment of historic properties. Kevin Kenyon asked Oliver as to his intent regarding the paint. Oliver replied that he is not certain as to his intent, but should know soon. Hassett recommended the removal of the paint and may be best to take sample as many generations of paint. Hassett further stated that any exposed elements will need to be preserved and what is currently existing will need to remain. Oliver replied that he will do so, including leaving the rosettes on the posts.
- Kayla Hassett introduced the newest member of the Planning Department staff, Brett Mabrey, serving as the Building Inspector/Code Enforcement Officer. Mabrey reflected on his years as a fireman stating that these rosettes/stars are actually a safety feature that indicates a change in structure in which needs to stay in place.
- Kayla Hassett inquired as to whether Jon Oliver intends to tear down the awning in the near future. Oliver replied that he plans to remove and start framing by the end of the week. Sandi Butler added that if there are any poles and/or recesses from the past, the construction crew need to work hard to preserve. Oliver assured that he intends to do so and will make adjustments as necessary to keep to the original nature of the building.
- Kevin Kenyon stated that the original windows were wood and asked if wood windows were intended for the replacement. Jon Oliver replied that in order to install wood windows in the front and back, it would cost near six (6) figures, but intends to use windows that mimic the original windows, such as Marvin Hall windows.
- Kevin Kenyon asked if the top portion of the building was loose. Sandi Butler inquired if the material was fake facade. Craig Campbell asked if the roof was slightly sloped or flat. Jon Oliver replied that he still needs to take a closer look at these features. Kenyon also added that the if the chimney was not original, the feature could then be removed. Butler suggested to check with the Historical Museum for more photos for comparison.
- Kevin Kenyon commented that he believes that there was glazing on the top. Jon Oliver responded that glazing was not used in the back of the building as a lazy arch with wood is in the back.
- Kevin Kenyon asked for the projected timetable. Jon Oliver replied that he was not positive as to his timeframe as wants to get a tenant in a couple of months to help with funding. Oliver also commented that his current focus is to work on windows and mason is scheduled to work on chimney in the back of the building.
- Kevin Kenyon inquired as to what the second floor will house. Jon Oliver replied that he is not certain as to his intent as just now got the second floor gutted. Kenyon mentioned that the town is trying to gain additional housing in the downtown area. Oliver stated that it may be used for apartments or event space. Kenyon also added that the City of Muncie has added a lot of apartments above their downtown offices. Oliver commented that he was hopeful to accommodate four (4) apartments on the second, but has been advised that only three (3) will fit and not sure if the projected revenue will justify the costs. Kenyon asked how high the ceilings for each floor. Oliver replied that each floor is fourteen (14) feet tall with a lot of exposed brick on the second floor.

**A motion to approve petition as presented made by Dan Trauthwein and seconded by Sandi Butler. The motion was carried.**

C. 115 W. State St. – Martin Insurance

Planning and Zoning Administrator Kayla Hassett presented the following:

(presentation located in google drive)

- Kayla Hassett asked callers participating on Zoom if listening on behalf of Martin Insurance. Caller, Jennifer Sargent, replied that she is only listening to the meeting with no attachment to an agenda item.
- Kayla Hassett expressed an interpretation question as it relates to whom would make the decision to approve or not approve the proposed roof sign for the ATM that was left from BMO Harris Bank. Craig Campbell questioned why Martin Insurance was still keeping the ATM, since the building was being renovated. Dan Trauthwein stated that he had heard of existing two-year contract.
- Kayla Hassett presented images of the proposed sign affixed to the awning. Hassett expressed concerns that it appears to be an illuminated sign. Further, Hassett is concerned as one could consider it a roof sign versus awning sign, the decision may fall under Board of Zoning Appeals territory/jurisdiction and subject to a BZA Ordinance. Hassett also stated that her preference is for a black background versus white background as proposed. Hassett further stated that the verbiage on the ATM sign is the same verbiage desired for the awning/roof sign. In closing, Hassett relayed that the interpretations from the Planning Department staff is that this illumination is something not allowed in the past.

The following discussions took place:

- Craig Campbell commented that the proposed sign looks very similar to the proposed Yummerful sign and that the HPC had voted that the sign can be hung inside the store, but could not be hung outside.
- Kayla Hassett asked Jeff Graham as to best manner to address the interpretation question. Graham replied that HPC can, by motion and second, to direct staff to make the decision.
- Craig Campbell commented that HPC had previously made a ruling regarding illuminated signs. Dan Trauthwein added that he would prefer to go with staff's discretion based on past rulings. Kevin Kenyon stated that it appears that the proposed sign is being relocated from 'Palentine 4680' and not sure the sign is even necessary. Campbell commented that he is okay with illuminated signs for strip malls, but not in the Historic District and that the Commission has already made a precedent on this issue.

**A motion to formally allow staff to use discretion in reference to standards and conditions as it relates to the proposed sign made by Dan Trauthwein and seconded by Sandi Butler. The motion was carried.**

## VII. Adjournment

Prior to adjournment, the following brief discussions took place:

1. Kevin Kenyon inquired as to the square footage limits for signs. Kayla Hassett replied that for roof signage, the proposed sign does appear very large and will need to look into the limitations. Hassett commented that if sign is intended for a wall, the limits are usually 1 square foot per linear feet.
2. Dan Trauthwein raised concern regarding State Street homeowner who was to relocate garage before renovating, yet appears the structure has already been painted. Kayla Hassett advised that she will contact the homeowner, Bob Post, and request that he attend the next meeting for update. Hassett further stated that HPC had approved the relocation of the garage, but after the fact, the Fire Marshall did express concern as relocation would result in being very close to neighboring property. Hassett also commented that if only painted without any renovation to the structure, HPC may not be able to require relocation at this time.

Meeting was adjourned at 8:07 p.m.

Next meeting Tuesday, October 13, 2020