

Historic Preservation Commission

MEETING DATE: Tuesday, June 14, 2022
MEETING TIME: 6:00 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 George Harris at 6:00 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were George Harris, Craig Campbell, Sandi Butler, Ted Julian and Bob Post. A quorum was established. Individuals representing the Town were Planning Director Hannahrose Urbanski, Planning and Zoning Administrator Denise McKee and Town Attorney Jeff Graham. Others in attendance include Dan Maddox and Town Council Member Marissa Skaggs.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion made by Craig Campbell to accept and approve the Meeting Minutes from the April 7, 2022 meeting; seconded by Sandi Butler; roll call taken and all members present voted in favor of motion; motion carried.

IV. OLD BUSINESS

No old business to report

IV. NEW BUSINESS

- A. HPC06142022-01: 129 S Pendleton Avenue – Rehab Project of the Exterior-Citizens State Bank via Dan Maddox
- Denise McKee presented Certificate of Appropriateness along with images in presentation and Google Drive reporting the following details:
 - Renderings of current site – located at 129 S Pendleton Avenue
 - COA included the following project items:
 - Enhance front façade with a minimum 3 element changes [color, texture, material module, plane]
 - Increase window coverage to the minimum 60% windows required
 - Expand CSB usage to 50% of total footprint with remaining space dedicated to tenant space
 - Plans to lease out to 1-2 larger tenant spaces or 3-4 smaller spaces, if needed
 - Maintain same building footprint

- Reconfigure parking lot from 34 parking spaces to 49 with minimum 2 barrier free parking spaces
 - Meet perimeter and parking lot landscape requirements
- The following discussions and comments were made:
 - Bob Post suggested consideration of installing charging stations, geothermal utilities and solar energy infrastructure. Dan Maddox expressed openness to consider these features.
 - George Harris expressed support of material choices and design.
 - Dan Maddox advised that they are very excited about the project and meeting with contractor on site June 15, 2022. Maddox further stated that they hope to break ground in Fall 2022 and be under construction for 9-12 months.
 - Dan Maddox confirmed that a new roof will be installed and that the ATM will be walk-up access versus drive-thru. Maddox also confirmed that the project will include lighting improvements across the front of the building. Hannahrose Urbanski stated the UDO lighting standards will be followed.
 - Sandi Butler asked if color scheme of choice is reflected in renderings. Dan Maddox replied yes. Maddox also stated that Citizens State Bank has had other locations successfully renovated with the same design.
 - Staff final comments included:
 - Downtown Business District [Local Historic District]
 - Classified as non-contributing
 - Remodel maintains original footprint
 - Concept Exterior Design meets Architectural Standards of the UDO
 - Future north-end tenants will comply with DB Permitted Land Uses
 - Next Steps include:
 - Upon receiving an approval of the COA, Petitioner to submit an Improvement Location permit and Sign Permit for internal review by Administrator.
 - ILP shall be in effect for 18 months and Sign Permit for six months upon issuance.

Motion to approve Certificate of Appropriateness as filed by Dan Maddox on behalf of Citizens State Bank made by Craig Campbell; seconded by Sandi Butler. Roll call was taken and all members present voted in favor of said motion. Motion carried.

B. 201 E. State Street – COA Discussion Only – Acton Academy via Lyndie Metz

- Denise McKee advised that Petitioner is working on the COA, specifically awaiting quotes and renderings. McKee added that Petitioner plans to attend the July HPC meeting for presentation of COA and likely Local Façade Grant Application.

C. 116-120 W. State Street – Steve Bucci Building – added to agenda by HPC Member Sandi Butler and advised the following:

- Butler spoke with Brittany Miller from Indiana Landmarks regarding the condemned building located at 116-120 W. State Street.
- Brittany Miller advised Butler that the back buildings can be torn off and demolished as not contributing structures to the historic district. Miller also stated that if any portion of the building has historic significance, it can be maintained, yet based on fact that the current condition of the

back buildings deemed unsafe, position is that tear down of the rear structures is best option, unless owner adequately moves to repair.

- Hannahrose Urbanski added the following:
 - Structural Engineer to go under contract with the Town of Pendleton to access items structurally not sound and to get a plan to address any inadequacies.
 - Lean-to portion of the rear is about to collapse per the Structural Engineer upon initial inspection and side building in rear is likely to be next.
 - With Structural Engineer's set of plans, it will include proper demo plan, if Bucci opts to tear down versus restore.
 - Building to the east shares wall with one of the rear structures; therefore, depending on how joined, may need to remain in place.
 - Over course of three to four days, the Engineer will access every joist, floor board, etc (including brick/mortar and roof that are not stable) and create a report outlining items that need addressed and cost estimate for each ailment.
 - Structural Engineer Report will be given to Mr. Bucci and BZA for review.
 - If BZA sees progress on repairs, BZA may extend deadline to finish the work.
 - Mr. Bucci is open to allow Structural Engineer inside the building for analysis. Mr. Bucci has been very cooperative.
 - Structural Engineer will also evaluate the work that is done.
 - Initial inspection by Structural Engineer to take place early July.

Denise McKee reported a few updates on Local Façade Grants:

- Dr. Lau and Martin Insurance are working on securing contractors/materials for their Local Façade Grant projects.
- JoAnn Karaffa-Owens' grant project is moving along nicely and recently requested second installment check. Brick work on building turned out great and applicant should have close-out documents and presentation in near future. Hannahrose Urbanski added that Karaffa-Owens has expressed interest in the LFG program for her Travel Agency Office on Pendleton Avenue.

VI. ADJOURNMENT

Motion to adjourn meeting made by Craig Campbell; seconded by Sandi Butler; all members present voted in favor of motion; motion carried.

Meeting adjourned by George Harris at 6:33 pm.

Next meeting Tuesday, July 12, 2022 at 6:00 pm