

Historic Preservation Commission

MEETING DATE: Tuesday, August 9, 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, Tammy Bowman, Sandi Butler and Bob Post. A quorum was established. Individuals representing the Town were Planning Director Hannahrose Urbanski, Town Attorney Jeff Graham and Planning and Zoning Administrator Denise McKee. Others present: Town Council Member Marissa Skaggs, Rachel Christenson, Sue Patton, Caitlin Haskett and Josh Haskett.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion made by Craig Campbell to accept and approve the Meeting Minutes from the July 12, 2022 meeting; seconded by Tammy Bowman; 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. HPC08092022-01: 233 S. Main Street - COA for Rehab Project of the Exterior-South Madison Community Foundation by Director Tammy Bowman
- o Hannahrose Urbanski presented the following:
 - Tammy Bowman has provided a PowerPoint presentation that is available on the Google Drive for review.
 - The Certificate of Appropriateness (COA) is also available on the Google Drive for review.
 - The Thomas Pendleton House needs exterior and interior repairs and remediations, yet the COA pertains to exterior work only:
 - Grindout / repaint brick exterior
 - Replace deteriorated brick

- Repair 2 major cracks
- Remove paint from under the porch
- Remove contemporary front porch and shutters
- Preservation Plan is available upon request and on Google Drive, example photos from report provided in presentation packet
- Staff Recommendations
 - Repairs / remediations are utilizing best practices and practical preservation
 - Repairs / remediations do not pose a threat to public health and safety
 - Repairs / remediations will work towards further preserving a landmark building in Pendleton
- SMCF Director Tammy Bowman provided the following clarifications:
 - Interior and Engineer recommendations are also part of the Preservation Plan, but the COA is only for the exterior improvements
 - Interior is a high priority of Phase I, which will include, but not limited to, correction of foundation, HVAC, ventilation and stairwell variance that was previously granted years ago
 - Front porch was added in 1970's
 - A hard copy of the Preservation Plan is available for review; noted that it was a fantastic report
 - Grants have been applied for to help with costs
- Urbanski confirmed that the COA is only required for exterior changes and stated that the building permit process will address any interior changes and assure that improvements meet Building Code.
- Urbanski indicated that the Town of Pendleton can provide support for any grants. Bob Post added that including Main Street Pendleton as a participant in the project will help in the grant evaluation scoring.

Motion to approve Certificate of Appropriateness HPC08092022-01 for 233 S. Main Street as written made by Craig Campbell; seconded by Sandi Butler. Roll call vote was taken and all members present voted in favor of said motion, with the exception of Tammy Bowman with the record showing Bowman abstaining from the vote. Motion carried.

The following additional updates added to the Agenda:

- Denise McKee provided the following update to the recently awarded Certificate of Appropriateness granted to Citizens State Bank for their façade rehab project:
 - Dave Montgomery, Engineer from KrM Architects, in working up documents has indicated that they may need to bump out one or both of the entry ways up to the edge of the curb. The Town of Pendleton does not have any concerns if this minimal extension is needed, however will need to contact Tim McCurdy at Fall Creek Regional Waste to determine if this would create an encroachment on the sanitary sewer easement just west of the building

front, near the front row parking spaces. Should the sanitary sewer easement still be active and not abandoned at some point, Montgomery will provide an authorization letter from FCRW to extend construction towards the easement as well as a Design Release from the State of Indiana, if needed.

- Hannahrose Urbanski advised that the Town of Pendleton received the Structural Engineer Report from Arsee engineers last week, which addressed the repairs needed for the building owned by Steve Bucci. Urbanski also added the following:
 - Report has been sent via Certified Mail to Steve Bucci
 - Report renderings can be given to a contractor outlining the steps for remedy
 - Once building is structurally sound, next step will be to address Fire Safety Code remediations
 - After Fire Safety Code is met, the Town of Pendleton can remove the condemnation order and allow the building to be reopened to the public
 - Board of Zoning Appeals can decide timeline / deadline to have the items repaired; possibly 6 months to a year
 - If repairs are not complete after set compliance date, daily incompliance fee will be applied
 - As the building owner wishes to retain the two back buildings, the Structural Engineer Report included remediation drawings, but those repairs are likely to be very expensive.
 - Should building owner opt to demolish the back two structures, he will need to communicate such with the Town of Pendleton and apply for a demolition permit.
 - The Structural Engineer Report will be attached to the August Meeting Minutes once finished and placed on the Town's website.

VI. ADJOURNMENT

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

Meeting adjourned by George Harris at 6:18 pm.

Next meeting Tuesday, September 13, 2022 at 6:00 pm