

Historic Preservation Commission

Special Meeting

MEETING DATE: Monday, October 31, 2022
MEETING TIME: 11:00 am
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 11:02 am

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were Craig Campbell, Ted Julian, Sandi Butler, Tammy Bowman and Bob Post. A quorum was established. Individuals representing the Town were Town Attorney Jeff Graham, Planning Director Hannahrose Urbanski, Planning and Zoning Administrator Denise McKee and Clerk Stephanie Buck. Others present: Town Council Member Marissa Skaggs and Lyndie Metz.

III. OLD BUSINESS

No old business to report

IV. NEW BUSINESS

A. Discussion HPC07122022-02: Façade Grant Project – 201 E. State Street – Estate House LLC by Lyndie Metz

Hannahrose Urbanski reported the following:

- Seeking input on the project from HPC members.
- Grant Application packet is provided in Google Drive with materials found on pages 6-13, including windows and siding in which were applied/approved.
- Since the approval of the grant project, concerns of the product have surfaced.

The following discussions/comments were made:

- Lyndie Metz – left the July HPC meeting and immediately cancelled the large bay windows that were in question, however, all other product was ordered as approved. All original windows are being kept for future renovation.
- Sandi Butler – Upon initial review of the application, did not notice the window product being of vinyl as HPC desires wood windows.
- Lyndie Metz – Kept original windows at time of purchase, but chose vinyl as cheaper, yet open to restore and replace one by one.
- Bob Post – the concern here is that if future grant monies are desired, vinyl windows would exempt grant eligibility and building will not be listed on the National Register of Historic Places.
- Tammy Bowman – State and Federal grants would apply, but if the funding source does not require wood windows, then could still be eligible for the grant. As HPC members we want to follow our own Historic Preservation guidelines.
- Lyndie Metz – The windows are repairable, but she needs to move in January 5, 2023 and there is not enough time to restore the windows prior to that. Intentions are to replace with vinyl windows for now, as they need operable windows for the school. During school breaks, the plan is to work on restoring the windows.
- Tammy Bowman – If replaced with wood windows down the line, then the building would be eligible for State/Federal grant dollars.
- Craig Campbell – In answer to Bob Post's question, Craig stated that HPC does have a small fund, but usually reserved for board training, and is not enough for grant projects.
- Hannahrose Urbanski – Thinks the replacement plan of window is good with the timing of the school opening.
- Hannahrose Urbanski – The plan for replacement of siding with hardie board needs to be discussed as this has also raised concern, due to original wood in seemingly good condition being found underneath in a small section.
- Sandi Butler – Asked Lyndie Metz if she is open to restoring the original wood if the majority of it is found to be in good condition once the asbestos siding and paper are removed.
- Lyndie Metz – Stated that she has been advised by her contractor that hardie board is most efficient and a safe product. Metz also advised that she applied for a \$51,000 grant, which included a bulk of the siding that has already been ordered as well as delivered.
- Sandi Butler – commented that product can usually be returned for minimal fee.
- Lyndie Metz – The construction team has already ordered all product, scheduled the project around this product and is up against a January deadline.
- Bob Post – Cement siding hardie board comes in two styles – smooth and textured and HPC guidelines are for smooth only, not textured as ordered.
- Lyndie Metz – Confirmed that the grant application includes the product that was delivered.

- Craig Campbell – Inquired if it is a possibility to apply the siding now and then remove at a later date when there is time to restore the original wood.
- Ted Julian - Window treatment plan seems reasonable and realistic, but applying siding then removing it later to restore is not a realistic option.
- Tammy Bowman – The future goal should be preservation as the desired end result, based not on opinion but rules and standards as set forth by the Secretary of Department of the Interior. We prefer remove, remediate, return products and restore.
- Bob Post - Stated that the building would be eligible for future historic grants if the the original wood was restored.
- Lyndie Metz – Stated that if she would have known about the original wood at the time of her application, she would have planned to restore it, and requested more funds on the HPC grant application documents.
- Tammy Bowman – Stated that offsite investigation should have been done by the Commission Members.
- Sandi Butler – Stated that HPC should provide a set of the Town of Pendleton Historic Preservation Guidelines along with grant applications.
- Lyndie Metz – Asked that should she opt to restore the original wood and the hired Contractor PPS decides that it is not worth removing the asbestos siding if not being paid to replace with the hardie board, who would pay the difference.
- Sandi Butler – Feels that the local business will work with you.
- Ted Julian – Suggested that potential restoration of the original wood may offset what he would have been compensated for the hardie board installation.
- Craig Campbell – If HPC is asking for the restoration of the original wood, it may be best to keep the hardie board product on site until it is determined whether or not this is a practical option.
- Hannahrose Urbanski – If the original wood is in good shape, great, but not sure if there is a return policy. If the product is non-returnable, it is best to cover with hardie plank boards. She recommends going with the window treatment plan approach and as for siding; remove, evaluate and set another special meeting, if necessary.
- Scott Reske – Stated the need to add the applicant’s timeline as a factor in consideration.
- Jeff Graham - Expressed agreement and can always add to the regular HPC meeting scheduled for November 8, 2022.
- Hannahrose Urbanski – Staff will notify HPC Members when the asbestos siding is removed and the original wood siding can be inspected.
- Lyndie Metz – Stated that as a resident, she respects that the HPC is doing best they can, but asks to eliminate any sidebar conversations among HPC Members and other residents.
- Jeff Graham – Interjected that any on-site inspections should be limited to 1 or 2 HPC Members at a time to avoid a quorum issue.
- Lyndie Metz – Asked that should changes create any additional costs, is that to come from HPC for reimbursement.

- Hannahhrose Urbanski – Stated she understood that the Town would be liable for the extra cost.
- Jeff Graham – Advised that if increase in costs are contributable to the July HPC decision, then yes. The Town would be responsible for additional expenses incurred due to previously approving the application.
- Jeff Graham – Advised that HPC can continue the Special Meeting to the 11/8/22 regular meeting and add it to the agenda, or at a later date as the Board determines necessary.
- Scott Reske – Asked Jeff Graham if the recommendation of HPC is a directive, and is it less or more restrictive.
- Jeff Graham – Advised that it is like a correction to the original directive.

***** 5-minute recess called by Craig Campbell at 11:40 am.

***** At 11:45 am, Craig Campbell resumed the Special Meeting.

- Jeff Graham advised and clarified the following:
 - The recommendation is added to the Certificate of Appropriateness as entered today in which the recommendation is a respectful request that applicant consider the goals of the HPC.
- Scott Reske explained that Applicant has the following options:
 - Move forward as originally approved.
 - Accept recommendation to enter as sees fit, respectful of HPC and its goals.
- Lyndie Metz – Asked if she removed the asbestos siding to be replaced by the hardie board, does she need to return the textured boards for smooth.
- Craig Campbell – HPC does not have an issue with the textured product, but if she intends to seek future grant money from State/Federal, she might choose to reconsider.

Motion for Official Recommendation of HPC presented made by Sandi Butler, seconded by Ted Julian; all members present voted in favor of said motion; motion carried.

V. ADJOURNMENT

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

Meeting adjourned by Craig Campbell at 11:48 am.

Next meeting Tuesday, November 8, 2022 at 6:00 pm