

Historic Preservation Commission

MEETING DATE: Tuesday, November 8, 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, Tammy Bowman, Sandi Butler 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 Evan McMullen. Others present: Jon Oliver and Garry Brammer.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Meeting Minutes for 10/11/22 and 10/31/22 tabled by President George Harris to the next meeting.

IV. OLD BUSINESS

No old business to report

IV. NEW BUSINESS

1. HPC11082022-01: COA for AMOCO gas station signage, 121 E State St. Westlund Concepts

Hannahrose Urbanski reported the following:

- Applicant did not attend meeting.
- Urbanski reported that matter will be continued to next month.
- Urbanski also reported concern of internal illumination for the signage as currently not allowed in the downtown district and that applicant may want to go back to the drawing board.

The following discussions/comments were made:

- Bob Post inquired why illuminated signs are not allowed in the downtown district. Urbanski replied that she presented the restriction to Plan Commission and was given favorable recommendation likely based on esthetics. Post suggested for Planning Staff to check with the National Historic Preservation Commission.
 - Tammy Bowman asked if the matter has to go in front of the Board of Zoning Appeals. Urbanski replied that it is not required and that she will check reasoning for why illuminated signs are not considered best practice in the downtown district and confirm if this remains a preference.
2. HPC11082022-02: COA for removal of roof and wood signing for old glass shop. 107 E. State Street, Grow Properties

Hannahrose Urbanski reported the following:

- Property Owner/Applicant, Jon Oliver, present.
- Building owner would like to do the following with COA request:
 - Remove existing mansard roof
 - Remove wood siding
 - Remove drive-thru structure
 - Work with architect to develop a new façade design once the underneath current material is revealed. This design would go before the board for another COA.
- Images of former previous façade/businesses (Big Four Lunchroom and Axel Drycleaner) provided as well as possible façade ideas in presentation.

The following discussions/comments were made:

- Jon Oliver reported that the eastside exterior wall is bowing inward and will need to install temporary wall to support the roof and then replace the exterior wall with permanent wall. Oliver added that the drive-thru building structure to the east will be kept, but the actual drive-thru portion will be removed.
- Bob Post stated that the 1912 and 1950 pictures reflect all desirable materials, including beaded wood and windows.
- Jon Oliver stated that the front door off State Street will remain, but wishes to make the east side more appealing with large windows. Oliver added that he is seeking approval to remove the roof and siding and then to come back to determine appropriate materials/façade before moving forward with remodel construction.
- Oliver advised that the roof will be removed first as well as desires to have outdoor seating/patio.

Staff recommendations include:

- Current materials on the building are not historic (see c. 1912 façade photos)
- Removal does not pose a threat to public health and safety.
- Returning to HPC for a façade COA will allow more input on new façade for historic accuracy.

Next Steps as provided by Hannahrose Urbanski – Upon receiving an approval of the COA, Petitioner to submit necessary permit/site review applications.

Jon Oliver provided the following update on the AB Taylor Building:

- Currently waiting on storefront glass that was ordered 3-4 weeks ago.
- Plans for stucco and tuckpointing in the Spring 2023.
- As part of the HPC grant project, rear door on attached shed was to be removed and replaced with alternate door. However, wishes now to remove the shed all together. In Spring 2023, can address to HPC. Hannahrose Urbanski to check on the COA that was issued to determine if need to resubmit new COA, if new plans deviate from the Original COA.

Motion to accept COA as listed and to work with the architect to develop a new façade design once what’s underneath current materials is revealed, to then go before the board for another COA made by Sandi Butler, seconded by Tammy Bowman; all members present voted in favor of said motion; motion carried.

3. HPC11082022-03: COA for interior window lighting and window tint/etching in Council Chamber windows. 102 W. State Street. Town of Pendleton.

Hannahrose Urbanski presented the following:

- Town of Pendleton is working with contractor, Tracie Reynolds, for Council Chamber window etching options, which include 1. Straight classic lines and 2. Decorative lines of which will be applied inside the window.
- Town of Pendleton is also working with contractor, Kemper Electric, on lighting feature for window bays, with options including 1. Goose neck lighting or 2. Recessed can lighting in tile ceiling.

HPC members gave favorable support of both projects, but actual COA is not necessary as both to be installed inside the building.

4. HPC11082022-04: COA for new door system. 110 W State Street/The Bank Restaurant. Garry Brammer.

Hannahrose Urbanski presented the following:

- Petitioner present and renderings provided in presentation and google drive.
- Petitioner seeks to install a 42” front door with two side lights. Door to be black anodized metal.

Garry Brammer presented the following information:

- Current wood door is not energy efficient or safe, swells often and threshold needs to be replaced.
- Door contractor is Delaware Glass of Muncie, which is the same company that installed door at Martin Insurance.
- Desired two doors but with space available, settle for one (1) 42” door with two side lights to bring in more light.

The following discussions/comments were made:

- Sandi Butler commented that she is not fond of the two side light windows and prefers option that looks more historic. Brammer commented that the side light window was necessary to increase the natural lighting into the restaurant.
- Garry Brammer commented that the new door is all aluminum, very similar to the Town Hall Council Chambers door. Brammer added the new door would help with accessibility and meet ADA Standards. Door to be the same height as the new door and that the width is larger than most downtown doors.
- Hannahrose Urbanski commented she understands that the proposed door is more modern, but cannot think of another option better suited. Urbanski advised that the current doors are not original to the building which should be taken into consideration. Urbanski added the opening is not wide enough to accommodate two (2) ADA accessible doors.
- George Harris stated that the proposed door will match the awning and arch windows.
- Sandi Butler recommended considering etching on the side light windows to make look more historic.

Staff recommendations include:

- New door system does not pose a threat to public health and safety and will help better insulate and give better point of egress in case of emergency.
- Door material should be analyzed by HPC to see if it is appropriate.

Next steps as provided by Hannahrose Urbanski – Upon receiving an approval of the COA, Petitioner to submit necessary permit/site review applications.

Garry Brammer advised that the new door would have a continuance hinge and automatic door closure with heat system option.

Motion to accept COA for the new door system as proposed made by Sandi Butler, seconded by Tammy Bowman; all members present voted in favor of said motion; motion carried.

VI. ADJOURNMENT

Meeting adjourned by George Harris at 6:55 pm.

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