

Historic Preservation Commission

MEETING DATE: Tuesday, January 10, 2023
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, Craig Campbell and Bob Post. A quorum was established. Individuals representing the Town in person were Planning Director Hannahrose Urbanski, Town Manager Scott Reske, attending via Zoom Town Attorney Jeff Graham. Others present: Steve and Melissa Denny

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion requested by George Harris to approve past Meeting Minutes from 12/13/2022. Motion made by Sandi Butler, seconded by Tammy Bowman; all members present voted in favor of said motion; motion carried.

IV. OLD BUSINESS

A. HPC12132022-01: COA for full façade rehab and signage. 105 E State St. The Stable. Melissa Denny.

Hannahrose Urbanski presented:

- Owners Melissa and Steve Denny have modified their design, removing brick from the application (Photos available on Google Drive)
- Facade rehab with: Vertical single-swing, single-bay style windows (2, aluminum), new door (black metal w/ push bar), outdoor gooseneck lighting above transom windows (approx. 2-4 fixtures)
- Retaining/repairing wood transom window frames, replace glass pieces with double paned glass for improved building efficiency
- New sign/building painting to come later in rehab project

Steve Denny entertained questions:

- Sandi Butler asked if the original transoms were going to stay above the new windows. Denny stated those were not the original glass, but they will replace with the same design. He also stated that the middle window will be replaced such that it can open, and will open out like the original window
- Denny elaborated on the swing windows, that this will better utilize the indoor to outdoor seating. The proposed window design will not go to the ground; they would replace the current windows on either side of the door and better flow; the photos provided are representative of what they would like to do, but they are not the exact windows
- The contractor is getting the State permit completed to become ADA Compliant; they will apply for Town permits once the State permit is obtained
- Denny indicated that the hardy wood planks on the front are in good shape and will not need much work; they will be painted with a historical color
- Transoms will stay wood, windows will be aluminum frames
- Mike Romack asked if the gooseneck lights will go above the transoms. Denny stated 3 or 4 would be right above the windows
- Denny indicated that the new sign will have offset lighting for visibility
- Denny said that they scaled down their plans to get the Town's approval; The Stable has been in town for 10 years and they are committed to the community and are making a huge investment, not just in the façade but also in the interior; top to bottom remodeling. The kitchen will go to the back and be a professional kitchen, doubled in size; the stage will be moved to the back, the stairs will be replaced with a lift for better storage and utilization of space; the bar size will be down-sized
- Scott Reske stated information regarding outdoor seating: no permits required, put away at winter, needs to leave ADA minimum requirement of 5 ft path, area needs to be roped off designating the outdoor space
- Discussion about the door; if it could be wooden vs the metal door; issues of safety and security were cited; Bob Post provided information about doors of different materials
- Tammy Bowman pointed out the awnings in the old photo, and suggested that maybe a future addition could include awnings to protect from the direct sun; and to possibly keep any hardware that they might come across in the remodel, for future use

Hannah Urbanski presented the Staff Analysis, which is to analyze the petition against the Historic Preservation Guidelines, Unified Development Ordinance and other approved Certificates of Appropriateness. Based on that Urbanski stated:

- Rehab utilizes/retains historic look and fabric of building while allowing improvements for efficiency and building openness to the streetscape
- New swing windows should retain "bay" style opening (and wood frames if possible)
- Facade rehab does not pose a threat to public health and safety

HPC considers the following criteria in their recommendation vote:

- Historic Preservation Design Guidelines

- Unified Development Ordinance
- Current conditions and the character of current structures and uses in the district
- Public health and safety
- Responsible development and growth
- Resident comments

HPC can vote to recommend: Approve (w/wo conditions) | Deny | Continue
(maximum of 30 days)

Motion requested by George Harris to accept HPC12132022-01: COA for full façade rehab and signage. 105 E State St. The Stable. Motion made by Craig Campbell, seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

V. NEW BUSINESS

A. Review of found guidelines for internally illuminated signage to possibly include in updated Historic Preservation Design Standards

Hannahrose Urbanski presented:

- Research was done on other historic districts' policies on internal illumination, triggered by the new gas sign (information on Google Drive)
- Urbanski referenced the current design standards, with copies provided to the Board; she requested the Board to review and red-line revise by next month
- Urbanski presented her takeaways from research of other towns: (photos on Google Drive)
 - Avoid shiny plastic, internally lit, plastic or vinyl box/cabinet signs; these are the "standard" box signs and are typically in wall or monument locations
 - These box signs may be considered appropriate along arterial streets or an area with mostly non-contributing structures (wall or monument)
 - Halo-lit or external illumination is preferable. Halo-lit illuminates individual letters in a generally more appropriate way than individual letters that are internally illuminated
 - If internal illumination is considered it should be limited to individual cut out letters with only the letter face illuminated
- Craig Campbell inquired about a book being prepared by Kayla Hassett that documented how each type of building should look and be restored and offered that the book may be helpful in providing information for lighting; Urbanski responded that she either has that book or at least a digital copy
- Urbanski referenced the Madison County Interim Report of Historical Buildings; she previously scanned the Pendleton section and placed on the G Drive; report is from the 80's and Sandi Butler confirmed it is still valid; Urbanski noted there are more contributing structures on this report than in the Town's Contributing Structures List
- Urbanski suggested that a walking tour could be done of the structures to update the information and identify potential structures that could be contributing given modifications
- Bob Post inquired about an educational webinar; it's a free Zoom webinar that can be hosted in the Conference Room; Jeff Graham confirmed that they can

attend together, for the betterment of the Commission; those interested are to contact Urbanski for registration

B. COA's issued since December 2022 meeting

- None issued
- Grow Properties' Awnings COA is to be continued due to no new ideas; Jeff Graham confirmed since it is a hearing the topic should be affirmatively continued to the next meeting

Motion requested by George Harris to continue Grow Properties' Awnings COA until next meeting. Motion made by Craig Campbell, seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

C. Election of Officers

Motion made by Tammy Bowman to re-elect the slate of officers from the previous term; seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

VI. ADJOURNMENT

Motion to adjourn requested by George Harris. Motion made by Craig Campbell; all members present voted in favor of said motion. Meeting adjourned to at 6:46 pm.

Next meeting Tuesday, March 14, 2023 at 6:00 pm