

Historic Preservation Commission

MEETING DATE: Tuesday, March 14, 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, Craig Campbell, Ted Julian and Bob Post. A quorum was established. Individuals representing the Town in person were Planning Director Hannahrose Urbanski, attending via Zoom Town Attorney Jeff Graham.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion requested by George Harris to approve past Meeting Minutes from 01/10/2023. Motion made by Tammy Bowman, seconded by Craig Campbell; all members present voted in favor of said motion; motion carried.

IV. OLD BUSINESS – N/A

V. NEW BUSINESS

A. Review and possible Adoption vote of Final Draft of updated Historic Preservation Design Guidelines

Hannahrose Urbanski presented and items discussed (document available on Google Drive):

- New construction does not necessarily need to look like old architecture
- Roof forms discussed to allow gable roof forms
- Suitable materials for new construction can include cement board and Boral
- Removing lighting types. Does not need to regulate light bulb type, just that there is proper shielding (which is in the UDO)
- Visual examples of backlit awnings
- Remove cement board siding from “unsuitable materials” section of renovation

- Add links to Ball State studies and secretary of interior to interactive PDF document
- Add appendix section with definitions, links to helpful resources and building examples

B. Discussion of Mural Signs in DB

Hannahrose Urbanski presented:

- Historically painted mural signs are in the DB zone
- New mural signage is prohibited in the UDO
- Potential amendment to PC, allowing mural signage in DB zone

Discussion on an amendment for allowing mural signage in the DB zone and recommendation in favor of the amendment with the following conditions:

- Size: determined/permitted via HPC by COA process
- Mural must be removable and utilize a vinyl/canvas or similar material; cannot be directly painted on the building
- No EVMS or EVMS components are permitted
- Sign must be placed on the primary structure

It was noted that the HPC does not make a formal vote or signed recommendation to PC, but can discuss recommendations to amend with the Planning Department. All HPC members were in agreement with said amendment. This will be presented at the next PC meeting.

C. Vote on New HPC Rules

Items discussed:

- Update of meeting time being 6:00pm, not 7:00pm
- Language added to rules about staff approval and using proper terminology for written determination of votes, instead of Findings of Fact

Motion to approve updates to HPC Rules made by Craig Campbell, seconded by Tammy Bowman; all members present voted in favor of said motion; motion carried.

D. COA's issued since last meeting

- Discussion was had regarding the new sign at 108 W State Street for Bedazzled. There were no comments or concerns from the Board Members or Staff concerning the sign.

VI. ADJOURNMENT

Meeting was adjourned by George Harris at 7:26 pm.

Next meeting Tuesday, April 11, 2023 at 6:00 pm