

Historic Preservation Commission

MEETING DATE: July 11, 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, Sandi Butler, Ted Julian and Bob Post. A quorum was established. Individuals representing the Town in person were Planning Director Hannahrose Urbanski, attending via Zoom was Town Attorney Jeff Graham.

Others present: Steve and Missy Denny of The Stable, Rachel Christenson of 300 S Broadway St, Carey Craig s

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion requested by George Harris to approve past Meeting Minutes from 06/28-/2023. Motion made by Sandi Butler, seconded by Craig Campbell; all members present voted in favor of said motion; motion carried.

IV. OLD BUSINESS

A. Update on progress of the Stable building project – Steve & Missy Denny

- Steve Denny provided an update on the progress of The Stable renovations, addressing some areas of concern regarding the COA
- Denny reiterated his dedication to renovating this building and his investment to the downtown business area
- The finished building will look like the design submitted
- General discussion followed about the different design of this building throughout the years; Denny stated his frustration at a comment made at a previous HPC meeting indicating work was being done that was not approved; Denny confirmed his commitment to the building and the COA
- Commission is pleased with the progress and renovation to date

B. Update on the progress of the Hayden building project – Jon Oliver

Hannahrose Urbanski provided updates:

- Exterior materials are on order
- Experienced similar foundation issues as The Stable
- Construction to resume in the next couple weeks
- Inquired about potential funding and/or grants in regards to the preservation of the “Hayden’s Groceries” wooden sign; Oliver plans to place it either inside the building or possibly outside where the public can enjoy it, take pictures by it, etc.

V. NEW BUSINESS

A. HPC07112023-01: Accessory structure construction. 237 S Pendleton Ave. Tricked out Trucks. PFG REAL ESTATE LLC via Adam Scanlan

Hannahrose Urbanski presented information:

- Petitioner is requesting accessory structure on two contiguous parcels owned by same property owner and used by current business
- Garage that is approximately 21x25 ft steel framed accessory structure (garage) to match color of building as closely as possible; approximately 515-525 Sq. Ft.
- Height is 12ft and to the east of the cinderblock outcrop on the rear of the building
- Will be used for working indoors on vehicles

Questions / Discussion:

- Adam Scanlan provided more detail on the structure; free-standing building, public would enter through the existing building, breeze-way between buildings
- Scanlan stated building was built in 1936 or 1937 and was originally a Pontiac dealership, according to the original deed
- Building is non-contributing in the Local Historic District, however HPC guidelines do apply
- Sandi Butler pointed out that it is not comparable to other buildings in the area, which presents a problem as there are no other metal buildings in that area; there are historic homes around it which would likely be a problem for those owners; Butler recommended different material instead of metal
- Scanlan is open to other exterior materials if necessary

Hannahrose Urbanski provided staff analysis:

- The accessory structure fits the required setback, size and height requirements of the UDO
- Allows for indoor, all weather work on vehicles
- Listed as a non-contributing building in the Local Historic District. No part of the primary building will be modified, except for the standard doorway entry/exit cut in the cinderblock addition area to lead to the garage

- Does not pose a threat to public health and safety and would be built to all required State Builders Codes

Discussion regarding precedent of allowable use in close proximity to the residential area followed and options moving forward; concern was expressed about the overall size of the present structure; Adam Scanlan reinforced his assurance of using materials that HPC deem acceptable; recommended to continue to next month for more information.

Motion requested by George Harris to continue petition to August. Motion made by Craig Campbell, seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

B. Amendments to HPC Design Guidelines - Hannahrose Urbanski

- Change “non-contributing” terminology to “reference”; this is the language used in the Madison County Interim Report
- Add photographs of Hitching Posts on Broadway
- Add photograph in Grovelawn Cemetery landscaping plan from 1900’s

Motion requested by George Harris to approve recommended amendments as presented. Motion made by Craig Campbell, seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

Announcements – Hannahrose Urbanski

- NAPC August 23-24 webinar series registration
- Indiana Landmarks Statewide Preservation Conference in Muncie, Sept. 19-22

VI. ADJOURNMENT

Meeting was adjourned by George Harris at 7:00 pm.

Next meeting Tuesday, September 12, 2023 at 6:00 pm