

Historic Preservation Commission

MEETING DATE: September 12, 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, 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:

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion requested by George Harris to approve past Meeting Minutes from 07/11/23.

Motion made by Tammy Bowman, seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.

IV. OLD BUSINESS

V. NEW BUSINESS

- A. HPC09122023-01: COA for a new pedestrian/customer style door in an existing garage door opening. 237 S Pendleton Ave. Tricked out Trucks. PFG REAL ESTATE LLC via Adam Scanlan

Hannahrose Urbanski presented information:

- Petitioner is requesting front door install where south side garage door is located
- Modern garage door currently in place; not a public access point, used as a storage area
- Replace garage door with accessible glass and metal front door (same style as existing "front" door, 86"W x 87"H) and fill in framing with metal surrounding new door

Petitioner Adam Scanlon provided the following:

- He wants the sidelight windows to be extended to be the full length of the door to make the storefront look more apparent
- The area above the new door would be framed in with the same vertical metal that framed in his existing door as well as one window on the building
- The opening where the garage door in would not be reduced or expanded, just framed in to fit the door
- He would likely move the sign above his existing door to this new front door and the side door would only be for staff use and emergency ingress/egress

Questions / Discussion:

- Tammy Bowman asked if any original photos of the building had been found and/or if any Sanborn maps had been looked at to see where original door openings were located. Urbanski said there were none found and Sanborn maps hadn't been looked at
- There was discussion on what the new door would be framed in with. Scanlan stated it would be the same style metal that framed in his current door and be painted (grey) to match the other window surrounds and the columns on the building; Ted Julian stated this would make it look consistent

Hannahrose Urbanski provided the Staff Analysis:

- Will bring the public access point into ADA compliance and offer another point of accessible ingress/egress for fire and emergency services (current existing "front" door will remain in place and be used for staff/emergencies only)
- Similar material door is already being used on the building
- Door opening is not being altered to be larger than existing or change locations. This new door could be removed by future tenant to use a garage door sized opening if necessary
- Any signage on the new door/door area would have to be compliant with code
- Listed as a non-contributing building in the Local Historic District. No original building photos available
- Does not pose a threat to public health and safety and would be installed to all required State Builders Codes

Motion requested by George Harris to approve HPC09122023-01: COA for a new pedestrian/customer style door in an existing garage door opening. Motion made by Ted Julian, seconded by Tammy Bowman; all members present voted in favor of said motion; motion carried.

- B. 123-125 W State Street building façade grant update and deadline determination. Dr. Kenneth Lau.

Hannahrose Urbanski presented information:

- Facade Grant recipient in August of 2021 for the following COA approved project:
 - Window replacements of 2nd floor and 3rd floor to original placement/opening dimensions (5 windows each floor)
 - Repair of brickwork around windows
 - Repair stucco as needed around windows and clean/reseal limestone

- Remove and replace awning
- Vote Required: Determine a project construction timeline based on grant application requirements AND consider updated window product as presented by owner/contractor

Dr. Kenneth Lau provided the following information:

- He has been unable to find a contractor to do both window replacement and repair of stucco and limestone around the windows
- The windows themselves are custom, they are a unique size and very hard to find
- Lau stated he would like to return the funds to the town and try again another time
- Urbanski asked if he would like to keep a portion of the funds to remove the awning and repair the area underneath
- Lau agreed; Urbanski will coordinate amending the grant to only pay for that, as a COA for that repair had already been issued

C. Design Guidelines – Contributing determination assessment of rehabbed buildings

Hannahrose Urbanski presented for discussion:

- Should any buildings from “reference” (previously called non-contributing in our inventory) be updated to “contributing” or even “notable” because they have been brought back to a more historical version? Some of those could include: Hayden building (upon completion), The Stable (upon completion), Gallery 119, 108 South Main (federal home)
- Urbanski inquired how this process was done, if it was solely HPC, if Indiana Landmarks had anything to do with it, or Pendleton Town Council; there was discussion that this would be good for Town Attorney Jeff Graham to look into because there are buildings making great changes that should be noted as such in our inventory
- Urbanski stated she would make a matrix/list of buildings that should have the designation potentially changed
- Urbanski recommended adding all buildings within the local historic district to the inventory in the appendix of the Design Guidelines, and all buildings should have “rehab/maintenance” guidelines; these would dis-include guidelines for any buildings that aren’t older than 50 years, which is the “historic” cutoff for minimum age of a historic building; an example of this is the Village Pantry gas station, there would be no rehab guidelines, as this is not a historic building
- The Board agreed this was a good idea and Urbanski stated she would start getting this information together
- Tammy Bowman and Sandi Butler both added that there are multiple Ball State architecture studies available that were given to the town by the students of the school, that have rehab guidelines for a number of buildings downtown, and it would be a good reference to get started

VI. ADJOURNMENT

Meeting was adjourned by George Harris at 6:45 pm.

Next meeting Tuesday, October 10, 2023 at 6:00 pm