

# Historic Preservation Commission

MEETING DATE: October 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, Sandi Butler and Craig Campbell. A quorum was established. Individuals representing the Town in person were Planning Director Hannahrose Urbanski

Others present:

### III. APPROVAL OF MINUTES OF PREVIOUS MEETING

**Motion requested by George Harris to approve past Meeting Minutes from 09/12/23.**

**Motion made by Sandi Butler, seconded by Craig Campbell; all members present voted in favor of said motion; motion carried.**

### IV. OLD BUSINESS

### V. NEW BUSINESS

#### A. HPC10102023-01: Façade Grant application. Dr. Lau. 123-125 W State Street

Hannahrose Urbanski presented information:

- Dr. Lau could not get any estimates for the awning removal in time, therefore did not have a complete application
- HPC could withhold a certain amount of money (\$50k was returned from Dr. Lau) to allow for other grant applications, including Dr. Lau's, to be submitted if they would like to spread the money to multiple projects instead of just to one applicant/project.

#### B. HPC10102023-02: Façade Grant Application. Grow Properties via Jon Oliver. 107 E State Street

Hannahrose Urbanski presented request for the following:

- Install cedar siding/ trim around windows and doors
- Install new commercial storefront glass and doors
- All materials to be stained/painted per design specs
- Received COA in December 2022 for full facade rehab which included these aspects
- Application is complete, and Oliver is requesting: \$50,000

Questions / Discussion:

- Craig Campbell thought this was a great project and inquired if Oliver could get the supplies quickly and installed in a timely manner
- Oliver stated he had the products picked and ready to purchase right away and hopes to have the building done by Thanksgiving
- There was Discussion on historic photos of the building and once completed could likely be changed from a “reference” structure” to “contributing”

**Motion made by Craig Campbell to approve HPC10102023-02: Façade Grant Application for 107 E State Street as presented. Seconded by Sandi Butler; all members present voted in favor of said motion; motion carried.**

- C. HPC 10102023-03: COA for fire escape fencing. Grow Properties via Jon Oliver.  
114-116 N Pendleton Ave

Hannahrose Urbanski presented :

- Oliver would like to install fire escape/patio decorative fencing for plant growth. Material is a painted wood slat
- COA for building rehab granted in March 2020 (included fire escape/patio). Per meeting minutes: “Leave rear of building flexible so that code adjustments can be made with just staff approval.” Owner has been working with Building Inspector to assure fire escape is built to all ingress/egress code

Questions / Discussion:

- Oliver explained it would be installed with horizontal slats and stained dark brown to match the building trim
- Commission agrees it is a nice feature to screen the deck steps and HVAC system

**Motion made by Sandi Butler to approve HPC 10102023-03: COA as presented for fire escape fencing for 114-116 N Pendleton Ave; seconded by Craig Campbell; all members present voted in favor of said motion; motion carried.**

- D. Design Guidelines – Contributing determination assessment of rehabbed buildings

Hannahrose Urbanski presented:

- Moved definitions of designations to inventory section
- Adding all buildings into inventory
- Creating generic rehab/maintenance guidelines for each new inventory addition that HPC will edit once completed

- Seeking a recommendation to PC to update the UDO with an amendment that states “any public art on buildings within the HPC’s designated jurisdiction must use a removable vinyl or canvas style product. Cannot be painted onto structure.” This is the rule we have for mural signs that was amended earlier this year.
- Public art is not regulated by the UDO as it falls under the First Amendment, but we can regulate within the UDO the product the mural is made of, to protect fragile building materials

**Motion made by Craig Campbell to make a favorable recommendation to the Plan Commission as presented; seconded by Sandi Butler, all members present voted in favor of said motion; motion carried.**

#### VI. ADJOURNMENT

**Meeting was adjourned by Craig Campbell at 6:48 pm.**

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