

# Historic Preservation Commission

MEETING DATE: December 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, Sandi Butler, Tammy Bowman and Craig Campbell. A quorum was established. Individuals representing the Town in person were Planning Director Hannahrose Urbanski, Town Attorney Jeff Graham

Others present: Jerry Burmeister

### III. APPROVAL OF MINUTES OF PREVIOUS MEETING

**Motion requested by George Harris to approve past Meeting Minutes from 10/10/23.**

**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. Update from Steve Denny for The Stable remodel

Steve Denny provided the following information:

- Thank you to the Town for help and patience with this remodel
- Photos of the finished project
- Original wood from rafter and joists was used for shelves, stage, framing around TV, and decorative pieces on the bar. All salvageable wood has been saved for future use
- Mementos found during the renovation have been saved and displayed; items include 1895 Barber Dime, horse shoes, 1956 distillery sign

#### B. Design Guidelines – Contributing determination assessment of rehabbed buildings

Hannahrose Urbanski presented an update and discussion on the inventory:

- The map has the 5 Indiana DNR's Div. of Historic Preservation & Archaeology designations, and has been updated to accurately reflect Reference and Non-Contributing structures
- This will provide better rehab guidelines for Reference structures so they can eventually become Contributing structures
- Urbanski will continue to work on rehab guidelines and photos for each Reference structure
- When designations change, who decides when a building meets the criteria? Sandi Butler said the HPC would if it is in the historic district
- The Pendleton Art Society building has been restored back to its art deco look, but is still listed as a Reference structure; Butler indicated this is to be moved back to the Contributing list; Urbanski agreed this building's designation should be changed; Urbanski also noted The Stable and the Hayden Building may need to be considered but questioned how specific the restoration needed to be to move from Reference to Contributing
- There was more general discussion about determining buildings that may need to be moved up to Contributing status. Urbanski will work on a list of potential Reference buildings that should be considered for Contributing status

#### C. HPC Open House Discussion

Hannahrose Urbanski provided following information

- Urbanski and George Harris have had discussions about holding an HPC Open House at PAS to share information about HPC: what it is, what the Commission does, what it means for downtown commercial business owners
- Looking at holding open house in conjunction with Pendleton Settlement on February 13, which is the date of the February HPC
- Harris has put together a list of realtors, developers, contractors; any other suggestions should be sent to Harris
- Urbanski reviewed possible topics:
  - How historic homes and districts add value
  - Maintaining historic fabric and materials and why that is important for homeowners
  - Potential Residential Guidelines, starting with Broadway
  - Educational/Welcome packets for new buyers, historic designation definitions and best way to rehab historic homes; how you retain a historic home's value vs what you have to do because its historic
- An ad to be placed in the Times and Facebook for public to be invited

#### D. Residential Design guidelines discussion

There was general discussion regarding design guidelines, inventory and contributing determination assessments; Hannahrose Urbanski to send Sandi Butler the ones she has been reviewing and Butler will review and meet with Brittany

Hannahrose Urbanski provided following information:

- The Plan Commission recently updated allowable Exterior Materials and the concern about vinyl; conclusion was to use rigidity standards vs banning it or requiring certain percentages; PC did make the decision to prohibit vinyl in the RC District for new construction; Urbanski stressed the importance of PC documents and UDO sections being consistent with design guidelines;

## VI. ADJOURNMENT

**Motion made by Sandi Butler to adjourn; seconded by Craig Campbell. Meeting adjourned at 6:40 pm.**

Next meeting Tuesday, January 9, 2024 at 6:00 pm

DRAFT