

HPC MEETING

January 14 2020

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The Pendleton Historic Preservation Commission met on January 14, 2020 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana.

The meeting was called to order at 7:05pm by HPC President Craig Campbell.

HPC Board Members present were Craig Campbell, George Harris, Dan Trauthwein, Kevin Kenyon, and Sandi Butler. A quorum was established. New member Dan Trauthwein introduced himself.

Representing the Town were Planning and Zoning Administrator Kayla Hassett, Assistant Planning Director Rachel Christenson, Town Attorney Jeff Graham and Planning Clerk Tracie Dodd.

OATH OF OFFICE

All board members were sworn in by Attorney Jeff Graham

ELECTION OF OFFICERS

MOVED BY SANDI BUTLER, SECONDED BY GEORGE HARRIS TO NOMINATE CRAIG CAMPBELL FOR PRESIDENT. MOTION CARRIED.

MOVED BY SANDI BUTTLER, SECONDED BY CRAIG CAMPBELL TO NOMINATE GORGE HARRIS FOR VICE PRESIDENT. MOTION CARRIED.

MOVED BY CRAIG HARRIS, SECONDED BY TO NOMINATE SANDI BUTLER FOR SECRETARY. MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

SANDI BUTLER MOTIONED, SECONDED BY GEORGE HARRIS, TO APPROVE THE MINUTES OF THE DECEMBER 10, 2019 MINUTES. MOTION CARRIED.

TREASURER'S REPORT

\$26542.24

MOVED BY, SECONDED BY, THE APPROVAL OF THE TREASURES REPORT. MOTION CARRIED

OLD BUSINESS

A. Main Street Revitalization Program (MSRP) Grant Update

- Work on all building facades has been completed.
 - Planning Staff meet with OCRA to obtain an extension for the wayfinding signs to be installed.
- Our formal request is due Friday, and Planning Staff expects it to be approved.

B. Historic Preservation Fund (HPF) Grant Update

First floor storefront and door should be here the week of October 14th (there was a delay from the manufacturer).

Punch list meeting was rescheduled for September 30th. Rencon, Ratio, and Town of Pendleton staff were present and Ratio and Town were pleased with the work that had been completed.

- DHPA is visiting on October 9th to review progress.

C. Historic District Street Sign Toppers

First 6 toppers arrived in the mail today.

66 Intersections in the National Register District.

Working with tow Hall Signs (Bloomington) to obtain design and quotes.

Most recent rough estimate was \$9.18 per sign

D. Historic District Survey

Held our first workshop today. Sandi Butler and Helen Reske along with 7 students.

Historic Fallcreek Pendleton Settlement donated funds to purchase copies of Virginia McAlester's *Field Guide to American Houses*. This is a fantastic resource for those learning about the history of American house architecture. The students will get to keep these books.

E. HPC1210219-01: 211 E. State Street- Wilson St. Pierre Funeral Home & Crematory.

New siding and second story porch awning.

Still working on siding and roof project – have not gotten back with ideas for the awning but do believe it is included with insurance claim and would like to keep as old business at least for another month.

F. Framing of 1903 Grovelawn Cemetery Plan

Will need to wait until next month.

NEW BUSINESS

A. HPC01142020-01: 103 W HIGH STREET –REMODEL

Presentation in Google Drive Folder

Staff Findings

- Building constructed in 1970s as a convenience store.
- 154.03. Site Plan Review
- Mansard appears to be part of original roof plan. Flat-roof bank drive-through on back.
 - Considered a non-contributing building.

HPC Design Guidelines

H6: SPECIAL CIRCUMSTANCES

A. Non-Historic Buildings

1. Planned Business Guidelines: Additions, renovations, restoration, and other similar work done to the buildings that are not identified as historic in Section H9 should follow the design guidelines established for the Planned Business District

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found in the Appendix G of the Pendleton Unified Development Ordinance, except where this section specifies otherwise.

HPC.3132018-01 COA approve the following changes to the brick portion of the building:

Removal of the shingled awnings, to be replaced by the 8ft12in overhang with commercial gutters. Downspouts must not create a trip or slip hazard for pedestrians.

Paint as needed. HPC does not require color.

Install new brushed aluminum doors and windows as shown in renderings in brick portion of the building.

Replace existing doors and windows with brushed aluminum as shown in brick portion of the building.

Door and window glass must be clear. It may not be tinted or reflective.

Install canvas (or similar material) awnings over metal frames as shown in the renderings on brick portion of the building.

Current COA applications is for the nickel-gap siding over remainder of the building and new entry feature on east side.

Petitioner is on the January 21st BZA agenda for putting multiple business in this building.

Site Plan Review

.02(A) When an application for an Improvement Location Permit also requires approval of a conditional use, or includes any development, redevelopment, or alteration in an historic overlay district then the site plan review shall be conducted as a part of that public hearing.

.01 The purpose of Site Plan Review is to promote orderly growth and development in the Town and to insure that such development is done in a manner harmonious with surrounding properties and consistent with the general public welfare and with the policies in the Comprehensive Plan.

Staff Recommendation

Table until February 11th meeting in order to give petitioner time to submit additional documents (including a site plan and professional quality architectural renderings of all sides) and address the following questions:

- How will the new bump-out affect traffic flow? What will the sidewalk look like around it? How will the roofline tie in with the existing roof?
- Would a gabled entrance feature not be more appropriate, to mimic the gables toward the rear of the building, on the entrance feature?
- What will windows and doors look like on other sides of the building? Just replacing existing? On the backside especially.
- There are other differences between this rendering and previous COA rendering. Will there still be awnings? What exactly will the new windows look like? Need specs.
- Where will signs go?

Motion was made by and seconded by Dan Trauthwein to Table until February 11th meeting allowing Mr. Schulhof to continue operating under his existing COA at the lumberyard, which allowed him to remove the awning roof and do work on the brick section of the old lumberyard and bring back a site plan and professional quality architectural renderings of all sides at the February meeting.

Commented [TD1]:

B. HPC01142020-02: 228 S Pendleton Ave. – Roof
Presentation in Google Drive Folder

Staff Findings

- Building constructed in 1970s as a convenience store.
- Mansard appears to be part of original roof plan. Flat-roof bank drive-through on back.
- Considered a non-contributing building.

HPC Design Guidelines

H6: SPECIAL CIRCUMSTANCES

A. Non- Historic Buildings

1. Planned Business Guidelines: Additions, renovation, restoration, and other similar work done to buildings that are not identified as historic in Section H9 should follow the design guidelines established for the Planned Business District, found in Appendix G of the Pendleton Unified Development Ordinance, except where this section specifies otherwise.

Current COA application is for the roof alteration as shown and painting previously unpainted masonry.

Petitioner is on January 21st BZA agenda for putting multiple businesses in this building.

Site Plan Review

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.01 The purpose of Site Plan Review is to promote orderly growth and development in the Town and to insure that such development is done in a manner harmonious with surrounding properties and consistent with the general public welfare and with the policies in the Comprehensive Plan..

Staff Recommendations

Table until February 11th meeting in order to give petitioner time to submit additional documents (including a site plan and professional-quality architectural renderings of all sides) and address the following questions:

- How will the roofline tie in with the existing roof? Exactly as shown?
- Where will signs go?

Motion by Sandi Butler and seconded by to Table until February 11th meeting allowing Mr. Schulhof time to submit additional documents including a site plan and professional-quality architectural renderings of all sides.

Next Meeting is scheduled for February 11, 2020 at 7pm.

Meeting adjourned at 8:30pm

Tracie Dodd
Utilities Office Manager