

## **Historic Preservation Commission**

**MEETING DATE:** February 11, 2020

**MEETING TIME:** 7:00 p.m.

**LOCATION:** Pendleton Town Hall 100 W. State Street Pendleton, Indiana

### **Call to Order**

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

### **Roll Call**

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

Representing the Town were Planning and Zoning Administrator Kayla Hassett, Town Attorney Micha Buffington and Utilities Office Tracie Dodd.

Also present was Tim Parl of 222 Lucky Lane, Jack Tudor of 415 E State St, Chris Schulhot, and Josh Ring.

### **Approval of Minutes of Previous Meeting**

Motion was made by George Harris and seconded by Dan Trauthwein to approve the meeting minutes from the January 14<sup>th</sup> 2020 meeting with corrections being made to who had made motions and who seconded them. Motion was carried.

### **Treasures Report**

No report this month

### **Old Business**

#### **A. Historic District Street Sign Toppers**

The first 6 Street Sign Toppers have been installed by street department. It was noted that the cost of the signs would be \$605.88 plus tax and shipping. The board liked them and a motion was made by Sandi Butler and seconded by Dan Trauthwein to proceed with the purchase the additional 60 Street Sign Toppers.

#### **B. Local Façade Grant Program**

Indiana Humanities and Indiana Landmarks believe that it is important for Hoosiers to understand and appreciate the historic structures that surround us. Deeper knowledge of our landmarks helps us connect us to our past and provides us with a stronger sense of place. When we know more about our landmarks we're more likely to value and protect them-which in turn revitalizes our communities and adds richness to our lives.

To help promote knowledge of our state's historic places and the many benefits of preservation, Indiana Humanities and Indiana Landmarks have joined together to offer Historic Preservation Education Grants to Indiana based tax-exempt organizations.

**Application Deadline**

Round 1: Feb 29, 2020

Round 2: Sept, 30, 2020

**Notification**

Approximately one month after the application deadline

**Date projects may begin**

Round 1: April 15<sup>th</sup> 2020

Round 2: Nov. 15<sup>th</sup> 2020

Projects must be completed within 1 year of notification

**Additional details**

The grant requires at least a 100 percent cash/in-kind match.

Plan is to award approximately 12 Historic Preservation Education Grants in 2020

Funding is provided by Indiana Humanities and Indiana Landmarks

**C. Historic District Survey**

Hassett felt the program working with the high school students (10 to 12) was going well. They had walked map nine yesterday and they were told how you can tell how old a house is, how we look at foundations and windows and other clues that can tell a houses history.

Their school project is due May 12<sup>th</sup> and they will be presenting right after.

**D. Cemetery Workshop Funding**

**Indiana Humanity Historic Preservation Education Grant**

This Grant is partnership between Indiana Humanity's Foundation and Indiana Landmarks. Grant is up to \$2500.00 and must be match \$ to \$. Must be an education component. Hassett thought maybe this could be matched with our Cemetery Preservation Workshop this summer. The funds would only cover the educational part but thought that would cover maybe the last day. Hassett ask the board if she applied would they be willing to match up to the 2500.00 amount.

Motion was made by Dan Trauthwein and seconded by George Harris to match. The Motion was carried.

**E. HPC12102019-01: 211 E State St. – Wilson St. Pierre Funeral Home & Crematory  
-New siding and second story porch awning.**

**Staff Findings**

HP DISTRICT DESIGN GUIDELINES H8.C. Synthetic Siding

- The use of aluminum, vinyl, and similar sidings should not be used to cover historic facades.

H6.B. Residences Converted to Businesses

- Follow Planned Business Design Guidelines (does not allow vinyl siding)

(Cement fiberboard siding has become popular since our design guidelines were written. Has been approved for use in both historic district and Planned Business zoning district.)

**Staff Recommendations**

1. Cement Fiberboard Siding - APPROVED
2. 2nd story railing - APPROVED
3. 2nd story awning - ?

Hassett had updated pictures of progress made so far. Board members liked what has been completed but wanted a more detailed drawing of what the second story porch will look like when completed. A motion was not made.

#### **F. HPC01142020-01: 103 W High Street -Remodel**

##### Staff Findings

-

- Building constructed in 1947.
- Building originally featured parapet wall and flat roof, which has since been replaced by a truss roof and shingled awnings.
- 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 Appendix G of the Pendleton Unified Development

.01 The purpose of Site Plan Review is to promote orderly growth Ordinance, except where this section specifies otherwise.

#### **HPC03132018-01 COA approve the following changes to the brick portion of the building:**

- Removal of shingled awnings, to be replaced by 8-12" overhang with commercial gutters. Downspouts must not create a trip or slip hazard for pedestrians.
- Paint as needed. HPC does not regulate color.
- Install new brushed aluminum doors and windows as shown in renderings in brick portion of building.
- Replace existing doors and windows with brushed aluminum as shown in renderings in brick portion of 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 renderings on brick portion of building.
- Replace existing doors and windows with brushed aluminum as shown in renderings in brick portion of 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 renderings on brick portion of building.

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

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

### **154.03. 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**

**Approval of facade renovation as shown in documents as well as demolition of the small building and barn in the and back part of the main building.**

**Motion to approve demo as planned and start construction of entry way and the roof as presented was made by George Harris and seconded by Dan Trauthwein. Motion was carried.**

#### **G. HPC01142020-02: 228 S. Pendleton Ave. –Roof**

##### **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 roof alteration as shown and painting previously unpainted masonry.**

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

### **154.03. 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**

Rendering provided today looks really nice and takes care of concerns from last month  
Paint if necessary

Motion to accept the drawings as presented to remodel, the sign and no painting on brick unless necessary was made by Sandi Butler, seconded by George Harris. Motion was carried.

### **New Business**

#### **A. HPC02112020-01: 233 S. Pendleton Ave.**

##### **-Rehabilitation**

154.03. 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

Approve all proposed changes on house. Petitioner wants to move garage.  
Do not issue any building permits until site plan is received.

Craig Campbell as for a motion to approve changes to house, windows, siding, doors but to table the moving of the garage until they could meet with Bob and review site plans.  
Conversation on garage continued and no motion was made. Kayla said she would approve siding removal, window replacement, and door replacement

#### **B. HPC02112020-02: 120-122 S. Pendleton Ave.**

##### **-Roof (Staff-approved)**

Water issues – Using rubber roofing to stop water from entering. This did require removal of a small concrete block cap on the top. Will be covered with black metal coping.

#### **C. Preserving Historic Places**

-State Preservation Conference

-April 14-17 in South Bend

-2 scholarships available

#### **Adjournment**

Next meeting is March 10, 2020.

Meeting was adjourned at 8:11pm.