

The Pendleton Historic Preservation Commission met on February 13, 2018 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana.

The meeting was called to order at 7:00pm. Board Members present were Randall Woodruff, George Harris, Bruce Ring, Craig Campbell and Kevin Kenyon. A quorum was established. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Bose, McKinney & Evans Attorney Christina Bruno.

Also in attendance were Scott Brown of Franklin Windows Carmel and Petitioners Kate Edwards and Regi Holt of 111 N Main Street Pendleton.

New Commission member, George Harris, was welcomed by Randall Woodruff.

ELECTION OF OFFICERS

A MOTION WAS MADE BY CRAIG CAMPBELL, SECONDED BY BRUCE RING, TO NOMINATE RANDALL WOODRUFF AS CHAIR. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.

A MOTION WAS MADE BY RANDALL WOODRUFF, SECONDED BY CRAIG CAMPBELL, TO NOMINATE BRUCE RING AS VICE CHAIR. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.

A MOTION WAS MADE BY BRUCE RING TO NOMINATE SANDI BUTLER AS TREASURER. WOODRUFF SUGGESTED THE NOMINATION BE WITHDRAWN DUE TO BUTLER'S ABSENCE. RING WITHDREW NOMINATION.

A MOTION WAS MADE BY RANDALL WOODRUFF, SECONDED BY BRUCE RING, TO NOMINATE CRAIG CAMPBELL AS TREASURER. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.

MINUTES

MOTIONED BY CRAIG CAMPBELL SECONDED BY BRUCE RING, FOR MINUTES OF NOVEMBER 14, 2017 MEETING TO BE APPROVED. MOTION CARRIED.

OLD BUSINESS – NONE

NEW BUSINESS

HPC02132018-01 : 111 N MAIN STREET REHABILITATION (Grey Goose Inn)

Petitioner Kate Edwards and Regi Holt
Requesting Certificate of Appropriateness

Via Google Drive, Hassett stated that the estimated cost of rehabilitation was \$120,000, then presented the Petitioners Certificate of Appropriateness Application, aerial view of the effected property, a closer view of aerial property, along with photographs of the property.

Hassett provided additional information on the history of the structure, noting it was built around 1835 for James Grey. Some earlier dates are mentioned around town. After Grey's death in 1850s, the property was converted into a hotel. The framed addition appears to have been there as long as the brick structure.

Hassett continued with the presentation. Presenting pictures dated 1968 showing 1 over 1 double hung windows, then pictures dated 1978 seeing the 1 over 1 windows. The current 9/9, 9/6 and 6/6 windows were installed somewhere between 1978 and 1999, evident from a 1999 picture in a book by Marsh Davis – 99 Historic Homes in Indiana. Next presentation pictures were of the windows in their current state of disrepair, inoperable, painted shut, rotting sills. Hassett presented cost estimates for repairing current windows, new Marvin aluminum clad and Marvin wood wood.

Scott Brown, with Franklin Window and Door, then presented Marvin Ultimate Double Hung window, aluminum clad exterior, used in historic applications, noting specifically the mortise and tenon joinery. The putty glaze around the glass itself. Simulated divided lights are architecturally correct. Concealed jam liner so you see no plastic parts or pieces. Rails are also historically accurate. No keepers on the inside so you don't see the finger latches. Within last year it was approved by the IHPC in Woodruff Place and Jim Kienle was the deciding factor to get this past the board. Does have a spacer bar between the glass. It is a thru jam installation with concealed pilot holes. Exterior warranty is 20, hardware is 10 the glass is 20. This is extruded aluminum (the width of a quarter). Inside is wood. Exterior is extruded aluminum. Width from frame to glass will change about 7/8". Height remaining the same. Current configuration (9/9, 9/6 and 6/6) to stay the same.

Staff Findings - Window Portion of the COA:

HPC Design Guidelines:

- Window replacement should only be considered when one of the following conditions exists:
 - The existing windows are not original and not historically significant; or
 - The condition of the existing windows is so deteriorated that repair is not economically feasible.

- Window Replacement Guidelines: Window replacement should be subject to the following guidelines:
 - Replacement windows should duplicate the originals in design, size, scale, color, texture and other details.
 - Window trim should only be replaced if it is deteriorated beyond repair and should be replaced with materials that are compatible with the originals.
 - Existing windows should not be replaced with windows that are different in size, dimensions, shape, design, patterns or materials.

The Secretary of the Interior's Standards for the Treatment of Historic Properties > Rehabilitation > Windows

- Best Option: Preserve and Repair Historic Windows
- Next Best Option: Replace the window if it is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same materials is not technically or economically feasible, then a compatible substitute material may be considered.

Hassett continued the Google Drive presentation with the next topic being the West addition and it's upper sun porch. Presentation included current pictures, black and white photos dated 1978, close up of rotten wood siding. Siding currently has a 6" reveal. The addition was put on close to the build date. All siding will be replaced with 5/8 thickness fiber cement board 6" reveal with wood grain exposed. Picture of the three plate glass windows with rotting framework, picture of plate glass removed revealing rotten wood and then new framed wall to receive two double hung plus a transom. Key Renovation Guidelines from the Historic Preservation Design Guidelines were provided for this property.

Staff Findings

HPC Design Guidelines

- The sun porch is not mentioned in the key renovation guidelines.
- Window replacement information, as provided earlier in this Presentation.

NPS Preservation Brief 45: Preserving Historic Wood Porches was also part of the Presentation.

MOTIONED BY CRAIG CAMPBELL AND SECONDED BY BRUCE RING TO APPROVE HPC02132018-01 COA AS PRESENTED. MOTION CARRIED.

**HPC12122017-01A : 112 N Pendleton Avenue : Studio 3 Sign –
Projecting sign on an existing bracket –
STAFF APPROVED**

**HPC12122017-01B : 108 N Main Street : Street Stairs –
Metal stairs to upper level had repair/maintenance work -
STAFF APPROVED**

**HPC12122017-02 : 132 W State Street : Street Door –
Staff working with Bob Post and JoAnn Owens to get a
more appropriate door and hardware (required to have an
interior panic bar) –
STAFF APPROVED**

**HPC12122017-03 : 200 N Pendleton Avenue : Car Damage Repair to corner –
STAFF APPROVED**

**HPC01092018-01 : 100 S Main Street : Street Sign –
Greensleeves projecting sign -
STAFF APPROVED**

Ring indicated at the last meeting it had been discussed to approach the Town Council with concerns about the fact that the Historic district and the Preservation District don't match. Asked if anything had been done about that. Woodruff added that it is fine to talk about this not but there had been no contact from or with the Town Board on that matter and asked Hassett if she had discussed this yet with the town attorney. Hassett indicated she had not. Woodruff added he felt it would be up to the Town Council to determine if they would want to have input from this commission. Perhaps the best first approach is for Alex Intermil to convey this commission's concerns and address that to the Town Council for them to decide whether to make any changes or seek any input on making changes. We can only do what they ask us to do. Woodruff suggested that this be discussed with the town attorney within the next month.

ADJOURNMENT

Next meeting is scheduled for March 13, 2018 at 7pm

Meeting adjourned at 7:53pm

Kayla Hassett
Planning Staff
Town of Pendleton