

The Pendleton Historic Preservation Commission met on March 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, Craig Campbell, Sandi Butler and Kevin Kenyon. A quorum was established. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Town Attorney Alex Intermil.

Also in attendance were Chris Schulhof of 11216 Fall Creek Road Indianapolis, Mike Hanna of Pendleton, George and Norma Gasparovic of Pendleton, Beth and Kenny Humphrey of Pendleton, Tim Paul of Pendleton, Beckie and Hurt Kahl of Pendleton.

MINUTES

MOTIONED BY CRAIG CAMPBELL SECONDED BY GEORGE HARRIS, FOR MINUTES OF FEBRUARY 13, 2018 MEETING TO BE APPROVED. MOTION CARRIED.

OLD BUSINESS

A. MSRP Update

Hassett reminded that the town was granted the Main Street Revitalization Program funds for this year. The timeline was provided via Google Drive Presentation thru the tentative June 6, 2018 Pre-Construction meeting and construction should begin this summer.

B. Revision of Historic District Design Guidelines and

C. Enlargement of Existing/Creation of New Historic District

Hassett reviewed the 'How do we change the Historic Preservation District' portion of the Google Drive Presentation. We noted that utilizing the Planned Business Design Guidelines for non-historic buildings in the Historic District might not always be the best choice. Changing that or any other part of the District Guidelines would take a review and adoption by this HPC. It does not require council action per Intermil, who went on to add the HPC could expand that as much as desired, ie: public hearings, have committees, get people to weigh in, but there are no requirements to do so. Woodruff questioned that the HPC could adopt the current guidelines for the potentially expanded district as well and Intermil confirmed that was correct. Hassett added that Guidelines would only apply to the Historic District and explained that enlarging or revising the Historic District is a different process that would require either the HPC starting that process as a Commission or a Petition from property owners who would like to be in the Historic District. The HPC would then prepare maps outlining the boundary and identifying the buildings as historic or non-historic, contributing, notable or outstanding. The commission can also choose to do a Historic District

or a Conservation District. The HPC can also divide a historic district into primary and secondary areas. Then the Town Council would need to review and adopt that through an Ordinance. Enlarging or revising the current district is the same process as the creation of a new district.

Woodruff asked if any mechanism currently available for inviting input from the property owners in that area. A survey was suggested.

Butler then spoke of the National Registry and asked why it is being suggested that the HPC go in a different direction when we have established guidelines and boundaries for our already accepted National Registry. Hassett explained that there is a Local Historic District (mainly including our downtown commercial core) that is smaller than our national registry district. Anyone within our Local Historic District needs to get Certificate of Appropriateness to do any exterior alterations. Hassett went on to explain the entire historic residential area is mostly in the National Registry District which is an honorary title that we don't regulate through Certificates of Appropriateness. By including that larger area as part of a Local Historic District, we would be regulating the exterior changes to historic housing stock that is further out from our downtown commercial core. Woodruff asked why the HPC would not want to do that. Hassett shared that some residents might find that limiting to their properties and that is where the Conservation District would come into play. The Conservation District is a two phase process. The first phase is three years. People in the conservation district are only required to receive Certificates of Appropriateness for demolition, new construction and moving of existing buildings. Everything else, windows, siding etc, are not regulated by HPC. At the end of three years, unless more than half of the owners of properties in that conservation district object, it automatically becomes a historic district like we have here downtown. Before the three years are up, the property owners must object in writing. If the majority do so, it will revert back and will no longer be considered a conservation district.

Woodruff suggested the goal should be that the Local Historic District be the same as the National Historic Registry District. Kenyon asked if they can do a Conservation District that matches the National Registry. Hassett confirmed. Butler added that after three years it could match the National Registry.

Woodruff asked what needs to be done to create the Conservation District. Hassett advised it is the same process as a Historic District, it would just be noted as a Conservation District first. The HPC would need to prepare maps showing the outline and showing all of the historic homes within that district.

Intermil reiterated that it is the written notifications of objection to the Town Council 60 to 180 days prior to that third year anniversary and it does require a majority of objectors. If a majority does not object, the Conservation District becomes a Historic District.

Intermil said Town Council would have to adopt the Conservation District through an ordinance, so if there were public outcry at the beginning of this than it could fizzle out early on.

Hassett added that one of the benefits of the Conservation District is that new construction is regulated.

Intermil advised that the HPC would want the Planning Staff to fill in the details regarding which properties are contributing, notable or outstanding.

SANDI BUTLER MOTIONED, GEORGE HARRIS SECONDED, A DIRECTIVE FROM THE COMMISSION TO THE STAFF TO CREATE A MAP OF POTENTIAL FUTURE CONSERVATION DISTRICT THAT WOULD INCLUDE THE BOUNDRIES OF THE NATIONAL REGISTRY OF HISTORIC PLACES DISTRICT IN PENDLETON. MOTION CARRIED.

Kenyon suggested that the MSRP project starting this summer might be a good catalyst for this to let people know the HPC is serious. Timing for the rollout would be important.

Intermil shared that he would recommend, if asked by Town Council, that they take the time, have the first reading, allow some time for public to hear about it and weigh in if desired, before second/final.

Woodruff asked Hassett to make this a priority before next month's meeting so the HPC has something to review and perhaps act upon in April.

NEW BUSINESS

Historic District Mailer

Hassett advised that, as just discussed, there has been some confusion about where the regulated Historic District actually is and felt a mailer or Facebook posting of a flyer might be helpful to our residents. Providing a public outreach.

Woodruff suggested that it might be premature at this point if, in fact, the HPC were to recommend to the Council the creation of the Conservation District. Kenyon agreed that a hold on this would make sense. The map at that point would be two different colors: current Historic District and Conservation District.

Hassett then added the HPC might need to consider two separate Historic Districts because what works for the commercial downtown core might not necessarily be appropriate in a historic residential setting.

Campbell asked Hassett what the emphasis was for the mailing. Hassett advised it had been a goal for January, to let people know that they are in the Historic District, soing on

to explain that properties are changing hands and also landlords are not advising tenants. Campbell believes that the mailer would be beneficial at this time. Woodruff suggested that a delay of a month might be best as he would like to get as much information out to the people as quickly as we can. Campbell added, even with the Conservation District, we may get more push back on that than we are anticipating so it may take 2, 3, 4 more meetings or it may not happen at all. Hassett felt it would be advisable to hold onto this for a month, however, wants to make sure that we have the boundaries of the current historic district up on the town website. Hassett will focus on that as an initiative over the next month and that way everyone will have access to it on the website.

HPC03132018-01 : 103 West High Street (Old Lumberyard) Remodel

Petitioner Chris Schulhof, Remax
 Requesting Certificate of Appropriateness

Via Google Drive, Hassett reviewed the Certificate of Appropriateness Application noting the petitioner would like to replace/install new windows and doors, brushed aluminum in color, remove roof overhand, replace roof, install commercial gutters, add black awnings, paint building gray tone, roof will be Estate Gray, build out interior into offices, shielded LED lighting. Presentation included aerial within the Historic District, close up aerial, High Street façade current, High Street façade proposed, Pendleton Avenue façade current, Pendleton Avenue façade proposed.

Hassett introduced the parties involved: Chris Schulhof Petitioner/Owner, Kurt and Beckie Kahl who sold the property to Schulhof, and Mike Hanna who was the realtor in the transaction.

For reference, since this property is non-historic non-contributing, it officially goes by the Planned Business Design Guidelines.

Hassett continued with the Google Presentation including 1956-1957 pictures, Schulhof would like to renovate the area that has vertical siding on it, a picture of the working side of the building on High Street (which Schulhof has no plans for immediately), a picture of the proposed stucco and brick combination on the framed portion of the building similar to what Schulhof has used on other similar projects, a 1980 picture of the barn, Mill Valley pictures of façade ideas from other lumber yard renovations elsewhere. Hassett added that the HPC might want to table the framed portion, allowing Planning to investigate further other lumber yard renovations.

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

- a. 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.

STAFF RECOMMENDATION

Approve the following changes:

- Removal of shingled awnings, to be replaced by 8-12" overhand 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 rendering 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.

Schulhof addressed the board indicating that this would be his third like project of this size, plus multiple smaller projects. He is happy to incorporate recommended horizontal siding, indicating he was trying to look for some kind of brick/masonry use to match the existing structure, but is concerned about the support for brick, uncertain if the structure was designed to support a brick ledge. Adding they will not know how to move forward until they pull it apart. Also will have to wait for Homeland Security approval. Drainage issue will be addressed on the back side before anything is done there. Schulhof added that signage would be limited to the glass and awnings.

Board discussed that a good street sign was needed on the corner of High Street and Pendleton Avenue.

MOTIONED BY SANDI BUTLER AND SECONDED BY CRAIG CAMPBELL TO APPROVE HPC03132018-01 COA AS PRESENTED WITH STAFF RECOMMENDATIONS. MOTION CARRIED.

INDIANA STATE PRESERVATION CONFERENCE – APRIL 17-20, 2018

Hassett shared that the conference on Conserving Historic Places will be in Columbus Indiana April 17-20, 2018. There is also a camp, Commission Assistance & Mentoring Program, on April 17th, which counts as the event that the majority of the Board needs to attend this year in order for us to keep up our CLG membership.

Woodruff asked Hassett if she could register those interested in either of those. Hassett thought she might be able to register them for the camp. Woodruff then asked Hassett to register him for the camp and send him the appropriate information. Intermil felt the HPC monies could be used for registration. Hassett advised she would send an email around to all members to see who is interested and would be happy to sign those interested up if possible.

ADJOURNMENT

Next meeting is scheduled for April 17, 2018 at 7pm

Meeting adjourned at 7:58pm

Kate Edwards
Planning Staff
Town of Pendleton