

The Pendleton Historic Preservation Commission met on April 10, 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, Sandi Butler and Kevin Kenyon. A quorum was established. Representing the Town were Town Manager Tim McClintick, Assistant Planning Director Rachel Christenson, Planning and Zoning Administrator Kayla Hassett and Planning Clerk Kate Edwards.

Also in attendance was Helen Reske of 845 S Pendleton Avenue Pendleton.

MINUTES

MOTIONED BY SANDI BUTLER SECONDED BY GEORGE HARRIS, FOR MINUTES OF MARCH 13, 2018 MEETING TO BE APPROVED. MOTION CARRIED.

OLD BUSINESS

A. Enlargement of Existing/Creation of New Historic District

Hassett presented the requested map showing the Local Historic District as it is today as it is compared to the National Registry District. Purple shaded is the current local historic district. Yellow line is the outline of the National Register. Current Local Historic District is 116 parcels and 92 sites. National Register 587 parcels which would equate to roughly 466 sites that we would be regulating as historic sites. A survey would need to be done to determine how many of those would be contributing, notable or outstanding versus non-contributing.

Hassett added it might make better sense to create a new Historic District because these are residential and it would make no sense for the non-contributing structures to go by planned business design guidelines.

Woodruff asked if this was feasible. Hassett suggested, if the board sees fit, that we rest on this for a bit until she develops a plan on how to survey this area best.

Butler asked Kenyon if Ball State could be involved in the survey to help Hassett possibly. Kenyon stated that they would need to get a faculty member to be a sponsor. Butler asked if Kenyon could supply a list of faculty that could be contacted. Christenson agreed that finding a faculty member is key that would use it as a project for their class. Stating it is worthwhile to check into but we should bank on that happening. Kenyon suggested that someone put together a prospectus to shop around the faculty.

Woodruff suggested that over the next several months that she have this on each agenda just to provide any updates.

In closing, Hassett noted that since the National Register District was established thirty some years ago, turns out that more properties have become historic.

B. Historic District Mailer

Hassett reviewed that at the last meeting it was decided that we should get the Local Historic District uploaded onto the website for now, which has been done. The map and the list of properties are now on the website under Boards and Commissions, Historic Preservation Commission, Documents tab.

Woodruff asked if there is an explanation of Outstanding, Notable, Contributing and Non-Contributing also on the website. Hassett agreed to add that information.

C. Indiana State Preservation Conference – April 17-20, 2018

Hassett advised there are four signed up to go, all on different days.

Craig Campbell	– Camp
Randall Woodruff	– Thursday
Kayla Hassett	– Friday
Kevin Kenyon	- Saturday

NEW BUSINESS

HPC04102018-01 : 200 E State Street - Ramp

Hassett advised this was a staff approval. It will be an attorney's office. They are doing a handicap ramp on the back and a concrete walk.

HPC04102018-02 : 106 S Pendleton Ave - Sign

Hassett advised this was a staff approval. Relativity Beauty Lounge will be renting there. The sign mock-up was provided in the presentation. Stainless steel background with logo standing out off of it. Powder coated with a teal color. After Hassett and petitioner discussed lighting, petitioner decided not to go with lighting for the sign.

Pendleton MSRP Presentation

Christenson then began the Pendleton MSRP presentation on Google Drive. The Agenda timeline was reviewed. The project will need to be completed within about 6 months so our façade project will be completed by the end of this year unless there are major unanticipated findings along the way.

The board voiced concerns about parking in the areas that will be under reconstruction. Christenson advised that the town will need to work several items with the contractors and property owners and Main Street Pendleton and parking will be one of them.

Christenson shared that all matching funds have been collected and deposited.

HPC04102018-03 : 101 E State St – Façade Rehabilitation

Chambers Building owned by Doug and Joann Owens

Project details are provided on the Google Drive presentation including Certificate of Appropriateness, photo of the façade as it exists and rendering of the façade new.

Christenson did clarify that the rendering in the Google Drive presentation does not match the final renderings because of the three doors in the center. The owners are very passionate about keeping the corner diagonal door entry, so the architects worked with them on preserving the corner entry, leaving the other two doors side by side.

MOTIONED BY GEORGE HARRIS, SECONDED BY SANDI BUTLER,
THE APPROVAL OF HPC04102018-03. MOTION CARRIED WITH NO
OPPOSITION.

HPC04102018-04 : 106 N Pendleton Ave – Façade Rehabilitation

Adjacent to Chambers Building owned by Doug and Joann Owens

This structure and the Chambers Building are on the same parcel.

As with the Chambers Building we can only work ten feet into the building front.

Project details are provided on the Google Drive presentation including Certificate of Appropriateness, photo of the façade as it exists and rendering of the façade new.

Architects originally took out the window right of the bay window, but cannot as there is a bedroom there and it is required to remain.

MOTIONED BY SANDI BUTLER, SECONDED BY GEORGE HARRIS,
THE APPROVAL OF HPC04102018-04 AS PRESENTED. MOTION CARRIED
WITH NO
OPPOSITION.

HPC04102018-05 : 130 W State St – Façade Rehabilitation

Sarah Welch Building owned by Jerry Burmeister

Project details are provided on the Google Drive presentation including Certificate of Appropriateness, photo of the façade as it exists and rendering of the façade new.

Christenson explained there are three potential ways this one can go because of the stucco. Best case is the image shown, but once the contractor is on board they will do work on the stucco to see if it can be taken off of the brick. If it can't, another option is to repair and paint the stucco. Third option is to remove the stucco and paint and seal the brick. McClintick reported that the bottom area is going to be a wood paneling consistent with several other store fronts instead of the lap siding in the rendering.

MOTIONED BY SANDI BUTLER, SECONDED BY GEORGE HARRIS,
THE APPROVAL OF HPC04102018-05 AS SUBMITTED, WITH THE
UNDERSTANDING ITS FINAL FORM WILL BE ONE OF THREE OPTIONS.
MOTION CARRIED WITH NO OPPOSITION.
WITH NO OPPOSITION.

HPC04102018-06 : 114 W State St – Façade Rehabilitation

The Galleria Shoppes owned by Bryce Owens with partial ownership by Doug Owens Project details are provided on the Google Drive presentation including Certificate of Appropriateness, photo of the façade as it exists and rendering of the façade new.

MOTIONED BY GEORGE HARRIS, SECONDED BY SANDI BUTLER,
THE APPROVAL OF HPC04102018-06 AS PRESENTED. MOTION CARRIED
WITH NO OPPOSITION.

HPC04102018-07 : 119 W State St – Façade Rehabilitation

Gallery 119 – Pendleton Artist Society

Project details are provided on the Google Drive presentation including Certificate of Appropriateness, photo of the façade as it exists and rendering of the façade new.

Christenson spoke of the mid-century modern style and why it was determined that this façade would be the one. During the 2015 Revitalization Plan the architects determined that the façade on that structure is now contributing. The state historic preservation office concurred, so by using these federal funds we must go by the state historic preservation guidelines and what their recommendations are.

Harris advised, for those wanting to take it back to the 1890s structure that it would be cost prohibitive. Even just going back to the Roxy Theatre, none of that façade was left. Butler suggested that if there is a chance there is brick behind the existing façade that it be taken to the brick. Harris believes it is cinder block behind the façade.

Woodruff mentioned the application applicant is noted as Pendleton Artist Society / Historic Preservation Commission. Christenson reminded the HPC that the building is being purchased on contract, so their commission name remains as owner. McClintick advised that counsel was aware of the relationship and it is fine.

Woodruff also asked what Harris' position was with the PAS. Harris indicated that he is a member. Butler indicated that she is a member. Woodruff determined without Harris there is no voting quorum for PAS façade.

HPC04102018-07 vote will be tabled for next HPC meeting, so a quorum of voting board members on this topic will be present.

Reske address the board regarding her hope that there are possible options on 119 W State Street, indicating they saw concrete blocks but they couldn't see of the street side of those blocks. She is hoping, during discovery, that old bricks are found. Reske has gone as far as talking with Matt Crouch with OCRA. Harris agreed that Reske can speak to the PAS board and he would give her an invite.

Christenson advised that her staff recommendation was that the board vote on the proposed façade. She shared her respect for Reski and Butler's opinions on the style or era we should go back to, but went on to share her concern that, if stopped at this time to redirect, it could put the grant funds in jeopardy and that could hinder the town's ability to get grant monies in the future.

Woodruff wants everyone to be prepared to resolve this at the May meeting with the four board members that can vote on this structure.

McClintick addressed the board and Reske. Sincerely thanked Reske and Butler for the work they did to get the town on the National Register. Setting up the downtown design guidelines has also been important and a big step. Setting up the Historic Preservation Board has been tremendous. Historic Fall Creek Pendleton Settlement as well. But this grant ranks right up at the top of the list and will be transformational and the fact that we will be a Main Street community. Thanking everyone for their involvement.

ADJOURNMENT

Next meeting is scheduled for May 8, 2018 at 7pm

Meeting adjourned at 8:30pm

Kate Edwards
Planning Staff
Town of Pendleton