

The Pendleton Historic Preservation Commission met on June 12, 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, Bruce Ring, Craig Campbell, George Harris, Sandi Butler and Kevin Kenyon. A quorum was established. Representing the Town were Planning and Zoning Administrator Kayla Hassett, Town Attorney Alex Intermill and Planning Clerk Kate Edwards.

Also in attendance were Ashley Hopper of 400 Meadowview Court Pendleton, Fletcher Owens of 114 W State Street Pendleton, Doug Owens of 321 W State Street Pendleton and Bob Post of 320 S Pendleton Avenue Pendleton.

MINUTES

MOTIONED BY CRAIG CAMPBELL, SECONDED BY GEORGE HARRIS, FOR MINUTES OF MAY 8, 2018 MEETING TO BE APPROVED. MOTION CARRIED.

OLD BUSINESS

- A. Enlargement of Existing/Creation of New Historic District
Hassett reported that we will be discussing this topic under the New Historic District under New Business.
- B. MSRP Update
Hassett advised that a preconstruction meeting was held on June 6th with RenCon, the contractor performing the five façade renovations. Contract will be signed by June 15th. Construction to begin approximately June 25th. Order of construction will begin with Pendleton Shoppe, then the Chambers building and then will move west on State Street. Will be completed by roughly October 31st and must be completed by December 21st 2018.

NEW BUSINESS

- A. **New Historic District – 110 W High Street**
Hassett presented the rezoning of 110 W High Street from Historic Residential to Downtown Business, which was recommended to be approved by the Town Council with the condition that the property be added to the historic district. She presented a map showing the dimensions of the property and how it abuts against the existing historic district, as well as ratings for the two buildings on the site. The front building is circuit 1850 residence contributing and rear house was built in 1980 non-historic. Pictures of the two buildings were included in the Google Drive presentation.

SANDI BUTLER MOTIONED, SECONDED BY BRUCE RING, THAT THE HPC MAKE RECOMMENDATION TO THE TOWN COUNCIL TO MODIFY THE EXISTING HISTORIC DISTRICT MAP TO INCLUDE 110 W HIGH STREET. MOTION CARRIED.

B. HPC061222018-01 : 200 E State Street – Sign

Hassett presented the Google Drive presentation which included Certificate of Appropriateness Application from Ryan Coyle for a ground sign, a drawing of the proposed sign, aerial map of the property and pictures. Ashley Hopper was present as a member of the Graham, Regnier, Farrer & Wilson, P.C. law firm at this property. The law firm is renting this property from Joe Kilmer who currently has a tenant living on the second story. Hassett explained this is a monument sign, which is not a typical sign type for the Historic District, so staff brings monuments sign to the HPC for consideration. Staff Findings were also included in the presentation from the Historic Preservations District Design Guidelines and the Planned Business Design Guidelines.

Staff Recommendation:

Approval with condition that the sign must be landscaped and conform to illumination standards in Planned Business Design Guidelines.

Randall Woodruff recused himself due to earlier transactions with these attorneys at law. Bruce Ring acted as President for this vote.

CRAIG CAMPBELL MOTIONED, SECONDED BY SANDI BUTLER, THE APPROVAL WITH STAFF CONDITION OF HPC061222018-01. MOTION CARRIED.

**C. HPC06122018-02 : 105 E State Street – Storefront Window Replacements
Applicant – Bob Post Owner – Doug Owens**

Hassett gave the Google Drive presentation for this Certificate of Appropriateness for replacement of non-historic store front windows and repair of the flashing and rotten wood around those windows.

Post addressed the board informing them of water getting inside due to need for flashing and rotten wood replacement, along with the overhead window that swings in with a heavy wind allowing rain to get in.

Hassett's Google Drive presentation included the Application, a site map, along with a current photo, a historic photo of the Specks Restaurant and a mock up photo showing what it will look like with the new plate glass windows. Hassett asked Post if the new windows will be larger than the existing openings. Post advised they will be the same size with tempered thermal pane plate glass panels.

Staff Recommendation

Approve

CRAIG CAMPBELL MOTIONED, SECONDED BY GEORGE HARRIS, THE APPROVAL WITH STAFF CONDITION OF HPC061222018-02. MOTION CARRIED.

Post addressed the HPC regarding the upcoming cemetery restoration workshop and let it be known that he was hoping the commission would entertain paying for the session next year. Woodruff suggested that Hassett include this on the agenda when appropriate.

ADJOURNMENT

Next meeting is scheduled for July 10, 2018 at 7pm.

Meeting adjourned at 7:26pm

Kate Edwards
Planning Staff, Town of Pendleton