

The Pendleton Historic Preservation Commission met on September 17, 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, George Harris, Sandi Butler and Kevin Kenyon. A quorum was established. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Planning Clerk Kate Edwards.

Also in attendance was Josh Ring of 203 S Broadway Street Pendleton.

## **MINUTES**

**MOTIONED BY SANDI BUTLER, SECONDED BY GEORGE HARRIS, APPROVAL OF AUGUST 14, 2018 MEETING MINUTES. MOTION CARRIED.**

## **OLD BUSINESS**

- A. Enlargement of Existing/Creation of New Historic District  
Hassett presented via Google Drive a review of what needs done in order to add properties to the historic district, provided a map of the Local Historic and National Register Districts, and created a Survey Form to be completed for individual properties to address their historic significance. She asked that the commission members review the Survey over the next month and get back with her with any comments.

Woodruff suggested that they set a tentative date for the Spring, allowing about four months to pull together the volunteers and education on how to use the Survey. Perhaps April 15<sup>th</sup>. Butler shared that they have Historic Fall Creek meeting coming up in November and she offered to present this to their members and see if there might be volunteers. Woodruff went on to suggest a date in January for a meeting of potential volunteers and the finished Survey. Hassett felt that would work.

**GEORGE HARRIS MOVED, SECONDED BY BRUCE RING, THAT THE COMMISSION PROCEED WITH A TENTATIVE DATE FOR THE SURVEY TO BEGIN BY APRIL 15<sup>TH</sup> PRECEDED BY THE FINALIZATION OF THE SURVEY AND A CLASS DURING THE MONTH OF JANUARY TO TEACH THE SURVEY TO POTENTIAL VOLUNTEERS. MOTION CARRIED.**

- B. MSRP Update  
Hassett Google Drive presentation included the Pendleton MSRP Agenda, pictures of the five properties and reviewed the current rehabilitation status of the properties and reported that everything appears to remain on schedule for completion. She reported Burmeister's is getting an awning and they will submit a separate COA application for that, even though it has already been approved

by the State Historic Preservation Office, however was not part of their original COA application.

Woodruff advised they needed a quorum of voting members at the October 9<sup>th</sup> meeting. Butler advised she would not be there.

Harris asked what the name on the Burmeister building had been and Hassett shared it was Sarah Welch. There was discussion that Welch was a milliner and also involved in the creation of the dentist chair and has several patents.

**C. Cemetery Heritage Sign**

After receiving some concerns about placement of the Falls Cemetery sign, Hassett presented alternative locations if the original location does not work.

## **NEW BUSINESS**

**A. HPC09112018-01 – 108 W State St – B'Dazzled sign**

Hassett reported that B'Dazzled is going to get a wall sign similar in size and shape to Quack Daddy's and it has received staff approval.

**B. HPC09112018-02 – 110 S Pendleton Ave Exterior Rehabilitation**

Hassett's Google Drive presentation included the COA submitted by Ring Investments, current exterior picture, aerial picture, a picture from when it was Bennett's Service station, a picture example of proposed storefront window, a front view drawing and a plan view.

Bruce Ring recused himself and joined Josh Ring in the public seating.

Josh Ring addressed the commission advising they would like to peel the paint off and check the condition of the block, adding they fully intend to keep everything they can, like the corner coin blocks. They plan to take off the hip roof and go back to a TPA roof and they will be removing the structure that currently houses the refrigerator.

Kenyon asked Hassett if this structure could be made contributing once it is restored and Hassett felt it could. Butler adding it could be added to the new district but not added to the National Register, which cannot be changed.

There was discussion about the existing castellation and if they might do the same once they remove the hip roof. Hassett advised that false historical detail cannot be added unless there is evidence that it was at one time there.

**STAFF RECOMMENDATION**

Approve with the following condition:

Redesign entrance. Install windows around doorway instead of siding to fill garage door opening and match window design to left.

Hassett went on to explain that part of this petition and the drawings provided were about an outdoor dining area and the Staff Recommendation is to approve that as well.

**SANDI BUTLER MOTIONED, GEORGE HARRIS SECONDED, APPROVE STAFF RECOMMENDATIONS WITH NOTED CONDITIONS. MOTION CARRIED.**

**ADJOURNMENT**

Next meeting is scheduled for October 9, 2018 at 7pm.

Meeting adjourned at 7:33pm

Kate Edwards  
Planning Staff, Town of Pendleton