



2023 HISTORIC PRESERVATION
DESIGN GUIDELINES
JULY 11, 2023

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INTRODUCTION

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Purpose of Historic Design Guidelines

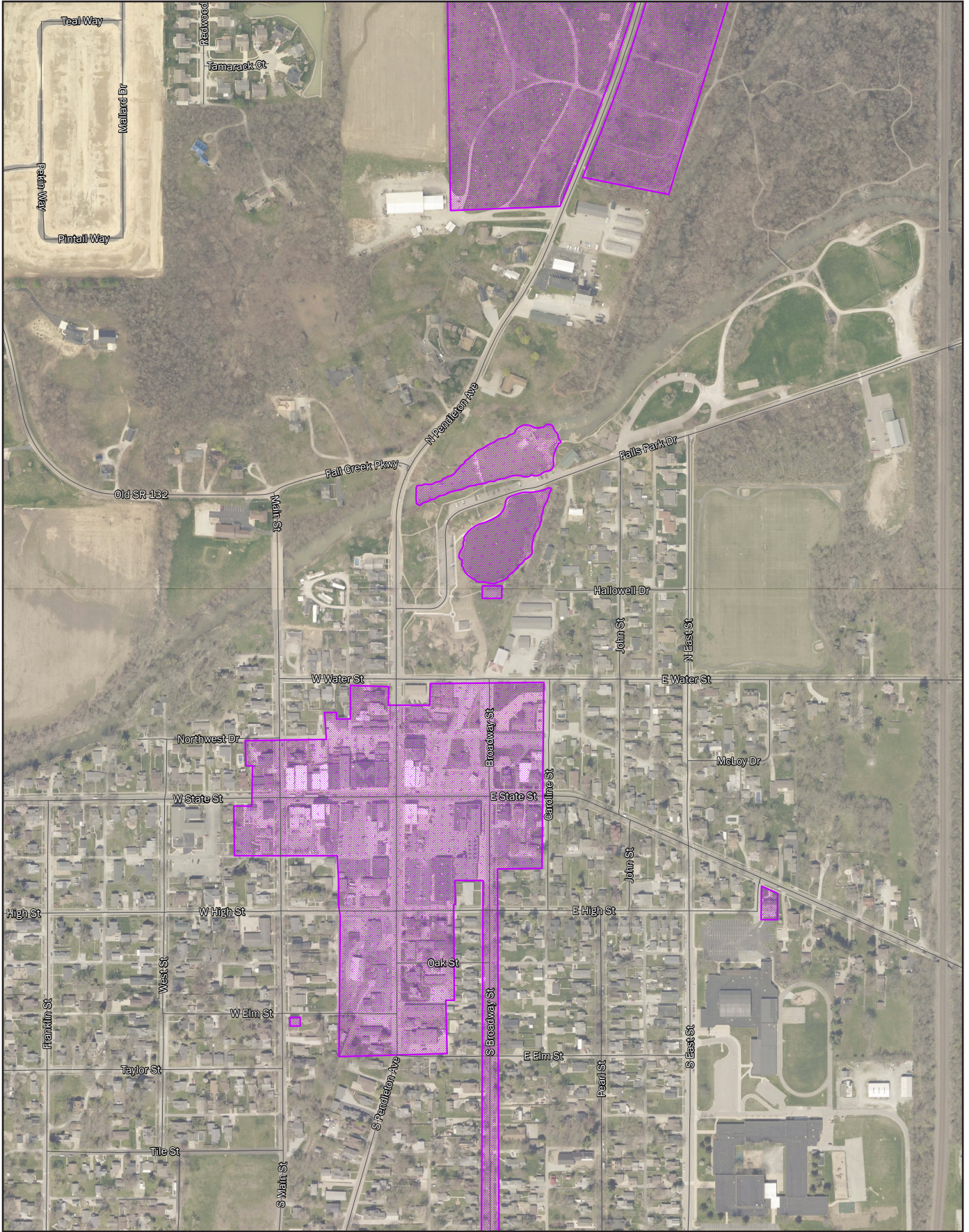
As a historic town within an expanding metropolitan region, Pendleton is considered to be a desirable location for urban and suburban development occurring in and around the Indianapolis area. Pendleton boasts an admired downtown district that is on both the National and Local Register of Historic Places. The aim of these guidelines is to assist building owners and potential developers on appropriate architectural rehabilitation and infill projects. This document also works in conjunction with the Secretary of the Interior's Preservation Standards and the Town's Unified Development Ordinance (UDO) Downtown Business Zoning Standards. It is also recommended to an applicant that is undertaking a large rehabilitation project, or building infill, to have a pre-development meeting with the current President of the HPC as well as the Planning Department.

Goals per Town Comprehensive Plan

The historic preservation goals named in the 2018 Comprehensive Master Plan for the Town of Pendleton are broad statements of values and desires. These goals focus on maintaining and enhancing important structures, places, and artifacts from Pendleton's past, as well as the Town's distinct historic feel. They reflect the opinions and general consensus of residents and stakeholders, which have been compiled through the planning process. The goals for Historic Preservation in the 2018 Comprehensive Master Plan update are as follows:

1. Update Pendleton's Historic Preservation District Design Guidelines and Pendleton's Historic Preservation District Sites. *This document, upon passage, will complete this goal.*
2. Develop and adopt design guidelines for the Residential Core Conservancy (previously called Historic Residential zoning district) to preserve historic homes and structures. *Anticipated completion date by end of 2024.*
3. Develop an educational campaign and an incentive package that supports the Local Historic Preservation District and National Register Historic District. *Continuing to apply for and being awarded facade grant monies, and distributing to property owners via a grant application process.*
4. Continue implementing historic preservation strategies outlined in the 2015 Pendleton Downtown Revitalization Plan. *In progress and an addendum to update the Revitalization Plan is anticipated for completion by mid 2024.*
5. Collaborate with Main Street Pendleton to strengthen the downtown core in regard to aesthetics, preservation, and business retention and expansion. *Main Street Pendleton and Pendleton Business Association are in the process of developing a strategic alliance to take charge of this goal and other similar objectives.*
6. Foster a partnership with Historic Fall Creek, Pendleton Settlement to assist with the preservation of Pendleton's architectural integrity. *This partnership is ongoing and allowing an open line of communication with local preservation enthusiasts and specialists.*





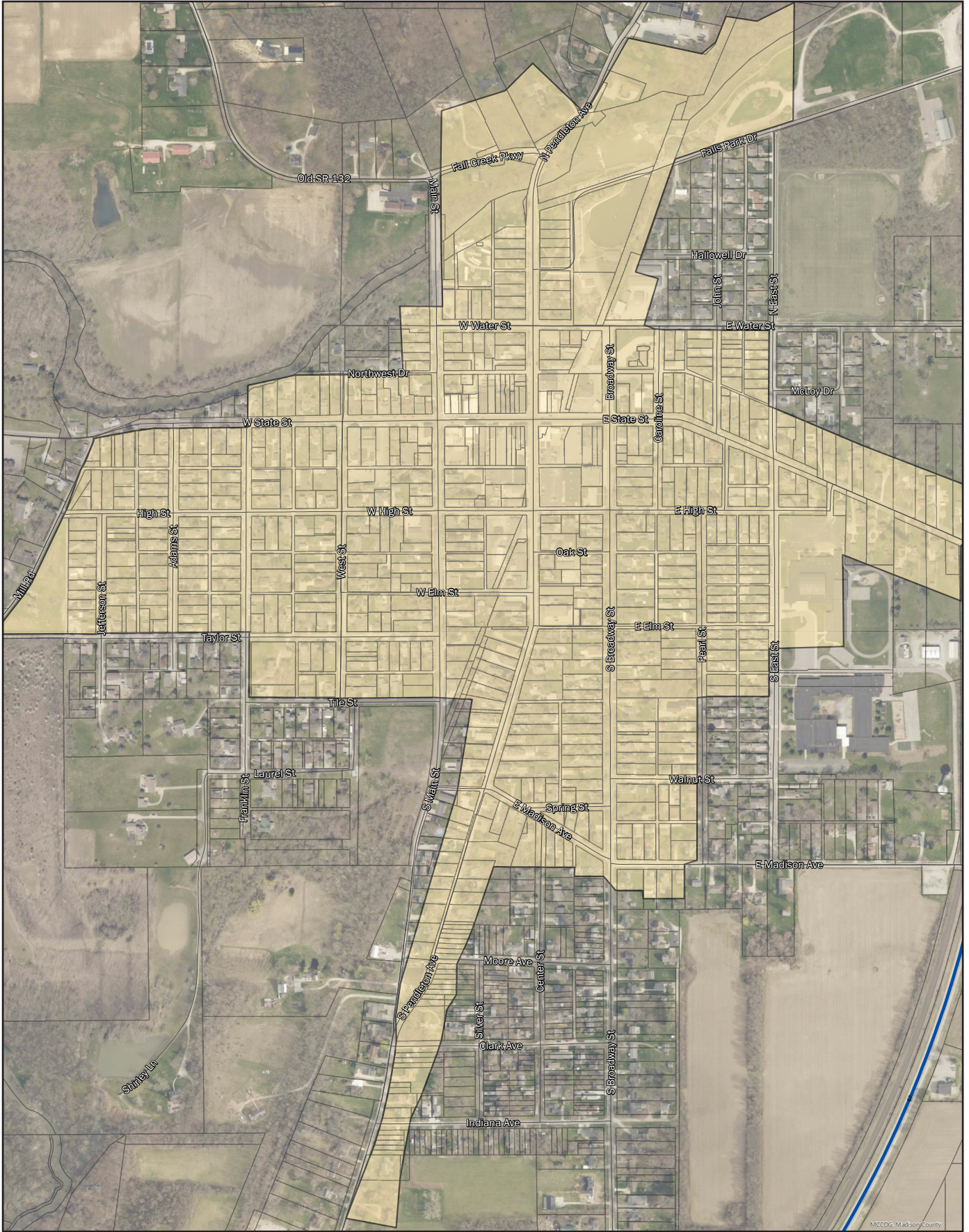
 **Local Historic Preservation District**

TOWN OF PENDLETON



Established in 2011 by Pendleton Historic Preservation Commission

2023 HISTORIC DESIGN GUIDELINES



 **National Register
Historic District**

TOWN OF PENDLETON



Established in 1991 by Indiana Department
of Natural Resources

2023 HISTORIC DESIGN GUIDELINES

NEW CONSTRUCTION

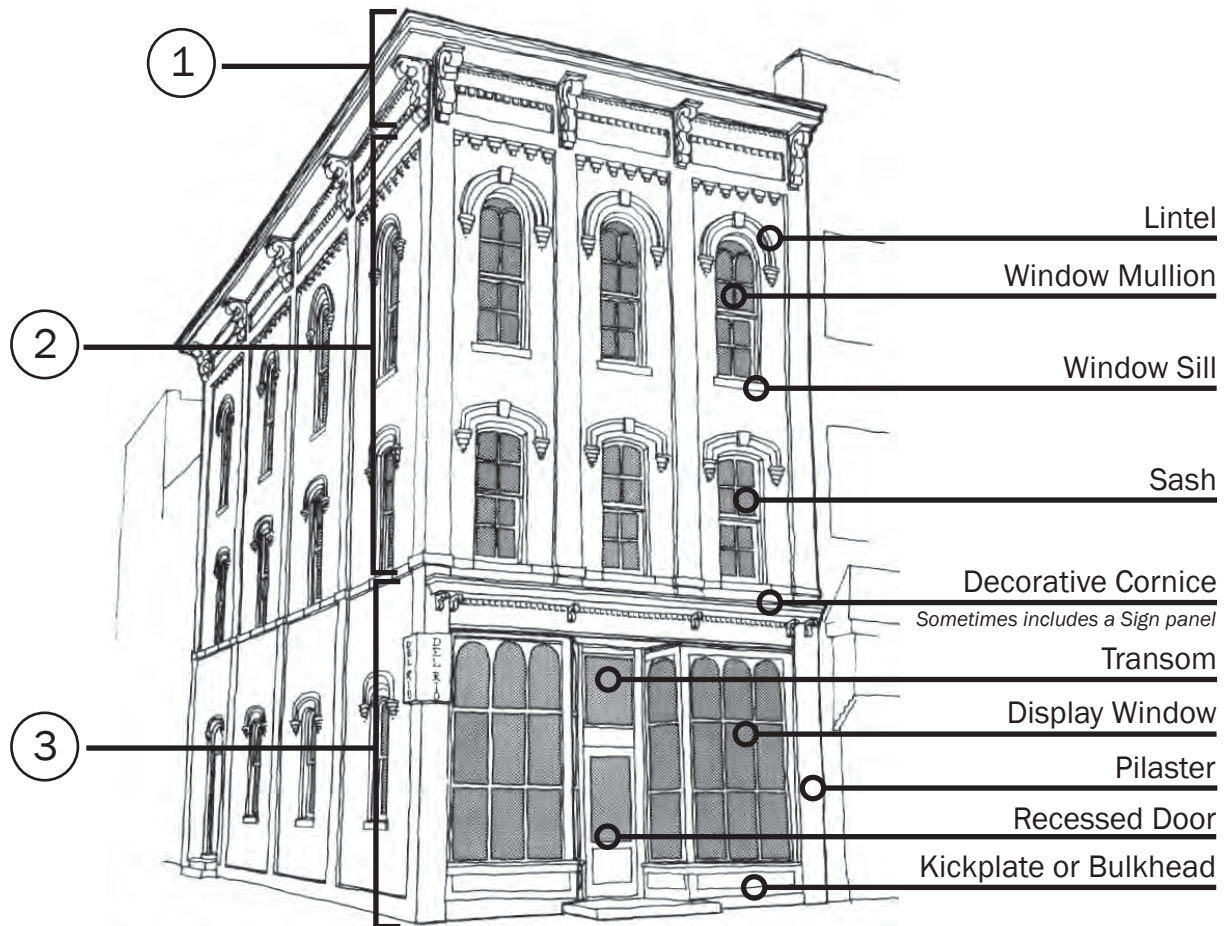
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A. Intent

Many different architectural elements are combined to create the typical building facade in downtown Pendleton. This section is intended to familiarize users with architectural elements so that they can be appropriately incorporated into new facade designs.

B. General Facade Components

The following graphic is provided as a general guide to the typical components of a downtown Pendleton facade. Not all components shown here appear on every building, however, this graphic can be used as a starting point for formulating concepts for new facades.



1. Cornice: The cornice provides a “visual termination” to the building. Cornice materials might be sculpted wood, brick, stone, pressed metal or terra-cotta.

2. Upper Facade: The upper facade typically has several identical windows arranged in even horizontal rows. Windows still make up the majority of the facade.

3. Storefront: The storefront is typically 80-90% transparent. Structural beam spans the opening supporting the upper facade. This is sometimes exposed, and sometimes hidden with the decorative cornice.

C. Pendleton Facade Components

The picture below is an example of a storefront facade in downtown Pendleton. Many of the components identified in Section B are present on this facade and have been identified for reference purposes.



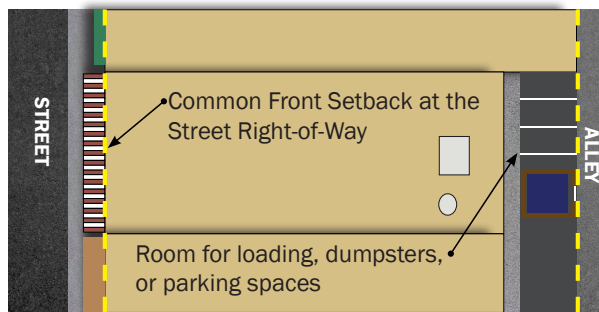
A. Intent

Historically, buildings in downtown Pendleton have been constructed with similar lot setbacks and are similar in mass and scale. It is the intent of this section that new development in the historic downtown respect this traditional pattern and maintain visual compatibility. *NOTE: It may be appropriate for public and cultural buildings to vary from the recommended downtown building setback in order to incorporate public plazas and other public gathering spaces.*

B. Building Setback

1. Setback Recommendations: All buildings should meet the following setback requirements:

- a. *Front Yard:* All buildings should be constructed adjacent to the sidewalk along the street frontage to maintain the street wall.
- b. *Side Yard:* No side yard setback should be provided for buildings.
- c. *Rear Yard:* A rear yard setback may not be required. If provided, it must be large enough to allow ample room for loading areas, dumpsters, and parking spaces.



A typical downtown building site layout. Note the front of the building at the edge of the sidewalk. Also, room is left behind the structure for a dumpster, as well as parking spaces accessed from the alley.

2. Street Wall: The design of buildings should reinforce the street wall by maintaining a common setback with adjacent buildings.



The illustration at the left shows the street wall created by the common setback of adjacent buildings. This concept is important in maintaining a consistent pedestrian experience in the downtown, as well as providing a unified look for the community.

3. Outdoor Room: Building heights and setbacks should be used to create an outdoor room that frames the street corridor.



Source: RBA Group: <https://www.stewartmader.com/revealed-complete-streets-re-design-for-hobokens-washington-street/>

The area pictured to the left is the “outdoor room” formed by the buildings along the street corridor. This is a defining element of a downtown area. Maintaining this corridor provides an urban environment that is comfortable, interesting, and pedestrian oriented.

C. Building Orientation

1. Corner Treatment: The front of each building shall be oriented to face the street. Buildings on corner lots shall address both street frontages with their facade design.



Source: Lloyd Companies: <https://lloydcompanies.com/new-commercial-and-apartment-community-will-transform-south-downtown-lot/>

The building in this photo is located on a corner. As a result, the facade design addresses both street frontages with pedestrian scaled entry and display features. The upper story design also emphasizes the corner location.

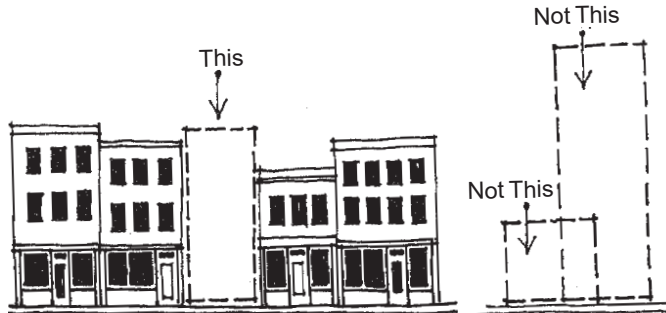
2. Service Areas: All collection bins, loading docks or other service areas must be located to the rear of buildings and accessed from the alley.

A. Intent

Buildings in downtown Pendleton have been constructed with common architectural patterns and features. It is important that new construction replicate this general rhythm and cadence in order to maintain the established image of the area.

B. Height

Infill construction should respect the traditional height of buildings in the downtown commercial area.



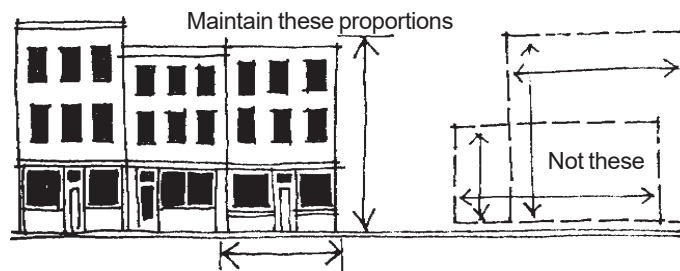
C. Width

Building width should reflect the existing rhythm of the facades along the street. If the site is large, the mass of the facade should be divided into a number of bays.



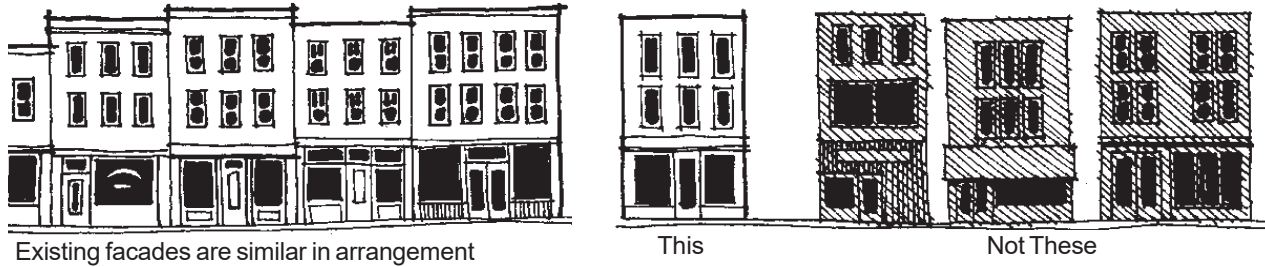
D. Proportion

The traditional relationship between width and height of existing facades should be respected.



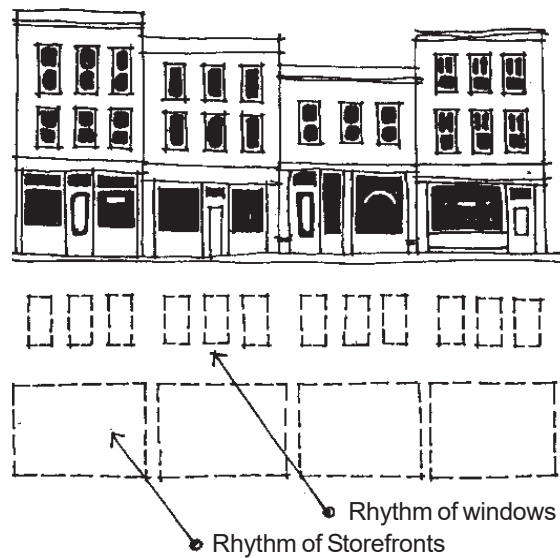
E. Composition

The arrangement of the elements of a building facade should be similar to that of the surrounding facades.



F. Rhythm

Rhythms that carry throughout the block (such as window spacing) should be incorporated into the new facade.



F. Proportion of Openings

The size and proportion of window and door openings should be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole.



A. Intent

Facade materials have a significant impact on how a building relates to the downtown context. This section is intended to provide guidance on appropriate materials selection for buildings in downtown Pendleton. They are meant to emphasize compatibility with existing buildings while still allowing new construction to make a unique and creative design statement.

B. General Standards

1. Suitable Materials: The following materials are typically considered suitable for use on buildings:

- a. Clay Brick
- b. Limestone
- c. Granite
- d. Clear Glass
- e. Terra Cotta
- f. Wood siding
- g. Cement Board
- h. Boral



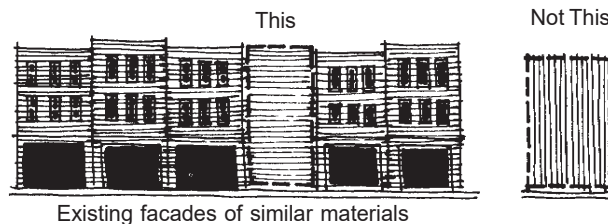
Views through clear glass into and out of retail establishments create excitement and make sidewalks feel safer. Mirrored and shaded glass is discouraged.

Source: *The Real Deal*: <https://therealdeal.com/chicago/2019/03/27/loop-retail-vacancy-on-the-rise-as-e-commerce-takes-a-toll/>

2. Unsuitable Materials: The following materials are typically considered unsuitable for use on buildings:

- a. Vinyl siding
- b. Aluminum siding
- c. Cedar shake siding
- d. Plexiglass
- e. Exterior Insulation Finishing Systems (EIFS)
- f. Thin set brick and/or stone
- g. Stucco

3. Compatibility The recommended materials should be used in a manner that provides a design that is compatible with the context of existing buildings in downtown Pendleton.



A. Intent

This section is intended to provide an overview of additional design details that should be considered for downtown buildings. In particular, roof and lighting designs need to be carefully examined as elements of the facade. Roof lines with unique cornices can provide an attractive visual feature for buildings. Lighting needs to emphasize building features without becoming intrusive to adjacent districts. *NOTE: It may be appropriate for public and cultural buildings to vary from the recommended downtown lighting standards in order to adequately highlight important public facilities. Specifically, this is intended to allow the facades of such buildings to be washed with light, rather than a focused spotlight effect.*

B. Roofs

1. Suitable Roof Form: The following roof forms are typically considered suitable for use on buildings:

- a. Flat roof with parapets
- b. Gable-end roofs

2. Unsuitable Roof Forms: The following roof forms are typically considered unsuitable for use on buildings:

- a. Single pitch (shed) roofs or Pent roofs
- b. False mansard roofs

3. Cornices: A cornice should be used at the top of buildings to provide a visual terminus and complement the Downtown architectural character.

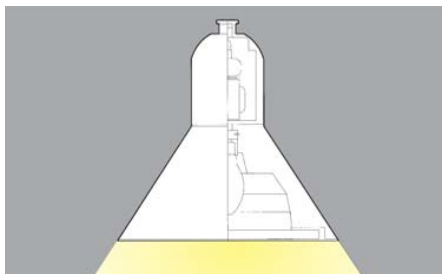
4. Mechanical Equipment: Mechanical equipment, such as roof vents, new metal chimneys, solar panels, television antennae/satellite dishes, or air conditioning units, shall not be placed where they could be seen from the street or affect the character of the building.

C. Lighting

1. Placement: Fixtures shall be placed on facades such that they do not cover up or interfere with architectural or historic features.

2. Shielding: Building lighting shall be appropriately directed and shielded to avoid glare on adjacent areas.

3. Fixtures: Lighting fixtures shall be integrated into the overall design of the building facade, and should fit in with the overall character of downtown Pendleton.



Buildings shall make use of “cut-off” fixtures such as the one pictured at left. These fixtures can reduce or eliminate glare and spillage onto adjacent areas. Rather, they direct light to a specific location.

4. Types: Exterior lighting of downtown buildings should be used to produce the best representation of colors and details.

D. Awnings and Canopies

1. Color: Awning and canopy colors should complement the colors on the building and storefront.

2. Proportion: The size and proportion of awnings shall reflect the openings and proportions on the building facade, and should not be intrusive to the streetscape.

3. Suitable Materials: Awnings should be constructed of canvas over a metal frame, although similar materials may be substituted if warranted.

4. Unsuitable Materials: The following materials are typically considered unsuitable for awnings:

- a. Aluminum
- b. Fixed Metal
- c. Fiberglass
- d. Plastic
- e. Other similar materials that detract from the visual quality of the building.

5. Lighting: Awnings shall not be backlit/internally illuminated.



Source: <https://htsva.com/portfolio-items/illuminated-awnings/>

Example of a backlit awning. Safety lighting or down cast lighting for outdoor seating areas are not considered backlit lighting.

RENOVATION

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A. Intent

While many buildings in downtown Pendleton are recognized as important historic structures in the Madison County Interim Report of the Indiana Historic Sites & Structures Inventory, those that are not still retain some level of architectural value. As these structures are renovated or added to, their design should complement the overall historic downtown aesthetic. This section identifies the key design points that apply to structures that fall into this category.

B. Non-Contributing Buildings

1. Downtown Business Zoning Standards: Additions, renovation, restoration, and other similar work done to non-contributing buildings within the Downtown Business Zoning District should follow the design guidelines established in this document as well as Chapter 2: Zoning Districts (DB Zoning), Chapter 3: Site Development Standards, and Appendix A- Land Use Matrix of the Unified Development Ordinance (UDO). These standards include permitted uses, parking and landscaping requirements and possible additional architecture standards.

C. Demolition

Demolition of buildings within the Pendleton Local Historic Preservation District must be approved by the Historic Preservation Commission except in cases where there is a threat to public safety. The purpose of the historic district is to protect significant properties. The demolition of a building which contributes historically or architecturally to the character of the district is inappropriate and shall be avoided. Demolition shall occur where it has been demonstrated that public safety is threatened; if economic hardship has been determined and the demolition is approved by the Historic Preservation Commission; or, for buildings or additions which are of a later time and non-contributing to the Local Historic Preservation District, have lost the original architectural integrity, or do not contribute to the neighborhood's streetscape as determined by the Historic Preservation Commission.

Demolition of existing building shall be permitted, via COA and Demolition Permit through the Building Inspector, if one or more of the following conditions exist:

- a. Demolition has been ordered by the Building Inspector for public safety of an unsafe or dangerous condition which constitutes an emergency and all other preservation methods have been exhausted.*
- b. The owner can demonstrate to the satisfaction of the Historic Preservation Commission that the structure cannot be reused, nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.*
- c. The demolition request is for an inappropriate addition, or an incompatible building, and the said demolition of said structure will not adversely affect the streetscape as determined by the Historic Preservation Commission.*
- d. The demolition request is a non-contributing portion of a building and the demolition will not adversely affect those parts of the building, which are significant as determined by the Historic Preservation Commission.*

A. Intent

Downtown Pendleton has a number of historic buildings with unique architectural features. It is important that these features are respected and restored as buildings are renovated for new uses. This section is intended to provide basic standards for the restoration and enhancement of these historic building facades.

B. Storefronts and Upper

1. Restoration: Any renovation, restoration or reconstruction of a storefront shall maintain the original proportions, dimensions, elements, opening, and details. Original facade elements and details shall be retained and repaired whenever possible.

2. Uncovering Elements: Historic storefront elements that have been obscured by later remodeling of no architectural or historical significance shall be uncovered and restored to approximately their original appearance.

3. Conjectural Appearance: If no evidence exists of the original storefront appearance, a conjectural historic appearance shall be designed based on:

- a. The details and features found on neighboring buildings;*
- b. The identified architectural style of the subject building;*
- c. Period appropriate styles; and*
- d. Historic photos of the subject building.*

4. Mechanical Equipment: Mechanical equipment, such as fans and air conditioners, shall not be introduced into a historic storefront.

5. Building Setback: Restored storefronts shall not deviate from the original setback of the building or adjacent buildings.

6. Architectural Style: Storefronts shall not incorporate architectural styles that predate the building or evoke themes that are out of character for the building or streetscape.

7. Missing Elements: If a facade element is missing or has deteriorated beyond repair, it shall be replaced with a new element that matches the original in design, material, size, color, texture and other details. This can be modern materials that aesthetically match.

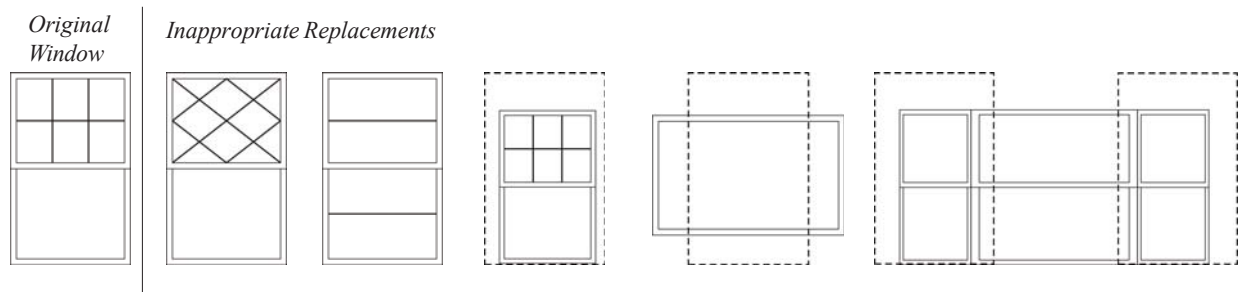
C. Windows

1. Restoration: The original materials and features of windows should be retained and repaired, including original wood trim.

2. Missing Elements: Missing elements, such as trim, shutters, or decorative details, should not be replaced unless sufficient evidence of their original existence can be found.

3. Conditions for Replacement: Window replacement shall only be considered when one of the following conditions exists:

- a. *The existing windows are not original and not historically significant; or*
- b. *The condition of the existing windows is so deteriorated that repair is not economically feasible.*



4. Replacement Guidelines: Window replacement is subject to the following guidelines:

- a. *Replacement windows should duplicate the originals in design, size, scale, color, materials, texture and other details.*
- b. *Window trim should only be replaced if it is deteriorated beyond repair and should be replaced with materials that are compatible with the originals.*
- c. *Existing windows should not be replaced with windows that are different in size, dimensions, shape, design, patterns or materials.*

5. Window Openings: New window openings or alterations to existing window openings, such as enclosure, relocation, reduction or enlargement that alters the scale and proportion of the original openings of the building shall be avoided. If a temporary window replacement is necessary for safety issues or other emergency reasons, the Historic Preservation Commission will set a designated timeline for when an appropriate window shall replace the temporary installation.

D. Doors

- 1. Restoration:** Original doors should be retained and repaired.
- 2. Door Replacement:** If a door is deteriorated beyond repair, a replacement door shall duplicate the original in design, size, scale, material, color, texture, and other details to the extent possible.
- 3. Trim Elements:** Door trim and transom windows should be repaired or reinstalled if there is sufficient evidence of their original existence.
- 4. Hardware:** If original hardware (such as hinges, knobs, etc.) are missing from a historic door, it shall be replaced with compatible historic hardware or new unobtrusive hardware.

E. Sidewalls

- 1. Preservation:** Evidence of old painted signs or buildings that have been demolished should not be removed from sidewalls or former party walls, and should be preserved and/or restored with current best practices.
- 2. Restoration:** Ornate or elaborately finished sidewalls should be restored in the same manner as front facades.
- 3. Modern Features:** Modern features, such as canopies or roof structures that have been added to historic sidewalls, shall be removed as part of the restoration.
- 4. New Openings:** New window and door openings may be created in sidewalls or former party walls, provided that the new openings are compatible with the historic character and proportions of the building.
- 5. Conversion to Facades:** Sidewalls and former party walls should not be finished to appear as original front facades.
- 6. Billboards and Signs:** Billboards, large-format signage and logos, should not be placed on sidewalls.

A. Intent

This section provides details for the renovation and maintenance of certain design features that may be present on existing downtown buildings. This includes items such as roof forms, building materials, and ornamentation. In restoring buildings, efforts shall be made to save existing historic materials and features as much as possible. Care shall be taken to study and understand the architectural characteristics of a structure before any work occurs. *NOTE: While roof forms should primarily follow the guidelines in this section, it may be appropriate for public or cultural buildings to deviate from the standards in order to create public space.*

B. Masonry

1. Foundation Replacement: Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials that match the original in appearance, preferably through reuse of material from the face of the foundation.

2. Material Substitution: In situations where replacement brick or stone is needed, salvaged or new material that closely matches the original in size, color, texture, strength and composition shall be used.

3. Masonry Painting: In situations where masonry must be repainted, any previous layers of paint shall be removed to the extent possible. Masonry should be left in its natural (unpainted) state unless painting the masonry is consistent with the historic treatment of the building.

4. Masonry Cleaning: Any cleaning of masonry must be done with the gentlest methods possible, and shall be stopped at the first evidence of damage to the masonry.

5. Mortar Repair or Replacement: Any cleaning of mortar must be done with the gentlest methods possible, and shall be stopped at the first evidence of damage. Tuck-pointing shall be done with similar materials and colors to original.

C. Stucco

1. Evaluation: Prior to removing or repairing any stucco, a small test patch must be evaluated by a registered architect to determine the feasibility of such removal or repair. Stucco removal shall only proceed if it is determined that the underlying material is still of significant historical value and quality, and that such material will not be substantially damaged by the stucco removal process.

2. Removal: In situations where damaged stucco must be removed, it shall be completely removed through chemical or manual means, taking care to protect the underlying historic material.

3. Repair: Stucco may be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.

D. Synthetic Siding

1. Unsuitable Materials: The following materials should not be used to cover historic facades:

- a. Aluminum
- b. Vinyl
- c. Other similar synthetic materials

2. Removal: Synthetic siding materials should be removed from historic buildings and the underlying historic facades restored.

E. Roofs

1. Roof Restoration: When roofs or roof elements are restored, the original components and forms shall be retained and repaired.

2. Slate Roof Repairs: The repair and restoration of slate roofs shall use the following guidelines:

- a. *Original slate shall be repaired rather than replaced.*
- b. *New or imitation slate may be used if the original slate cannot be repaired.*
- c. *Asphalt or fiberglass shingles that are similar in pattern and color to the original slate may be used if replacement with new slate is not economically feasible.*

3. Flat Roof Repairs: The repair and restoration of flat roofs must use the following guidelines:

- a. *A flat roof that is not visible from the street may be repaired or reroofed with any material provided it remains obscured from view from the street level.*
- b. *A slope may be added to a problematic flat roof if it is not visible from the street or does not affect the character of the building.*

4. Slope Alteration: Roof slope and shape shall not be altered unless past inappropriate alterations are being reversed.

5. Dormers and Skylights: Dormers and skylights shall not be added to roof areas that are significant to the historic character of the building.

6. Mechanical Equipment: Mechanical equipment, such as roof vents, new metal chimneys, solar panels, television antennae/satellite dishes, or air conditioning units, shall not be placed where they could be seen from the street or affect the character of the building.

F. Trim and Ornamentation

- 1. Preservation:** Original cornice, trim and decorative elements shall be retained and repaired, even if worn or damaged.
- 2. Missing Details:** Missing decorative details may be replaced if sufficient evidence of their original existence can be found.
- 3. Replacement Materials:** New materials that must be used to replace damaged detail pieces shall have the same characteristics as the originals.
- 4. Incompatible Elements:** Elements that represent different construction periods, methods, styles, or innovations not compatible with the original building shall not be used.
- 5. False Historical Details:** Ornamentation that is foreign to a building or has no evidence of prior existence shall not be applied, and original ornamentation elements shall not be covered up or removed.
- 6. Location:** Trim and ornamentation shall not be added to parts of a building on which they did not originally exist.

PENDLETON HISTORIC STRUCTURES INVENTORY & RENOVATION/ PRESERVATION GUIDELINES

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A. Intent

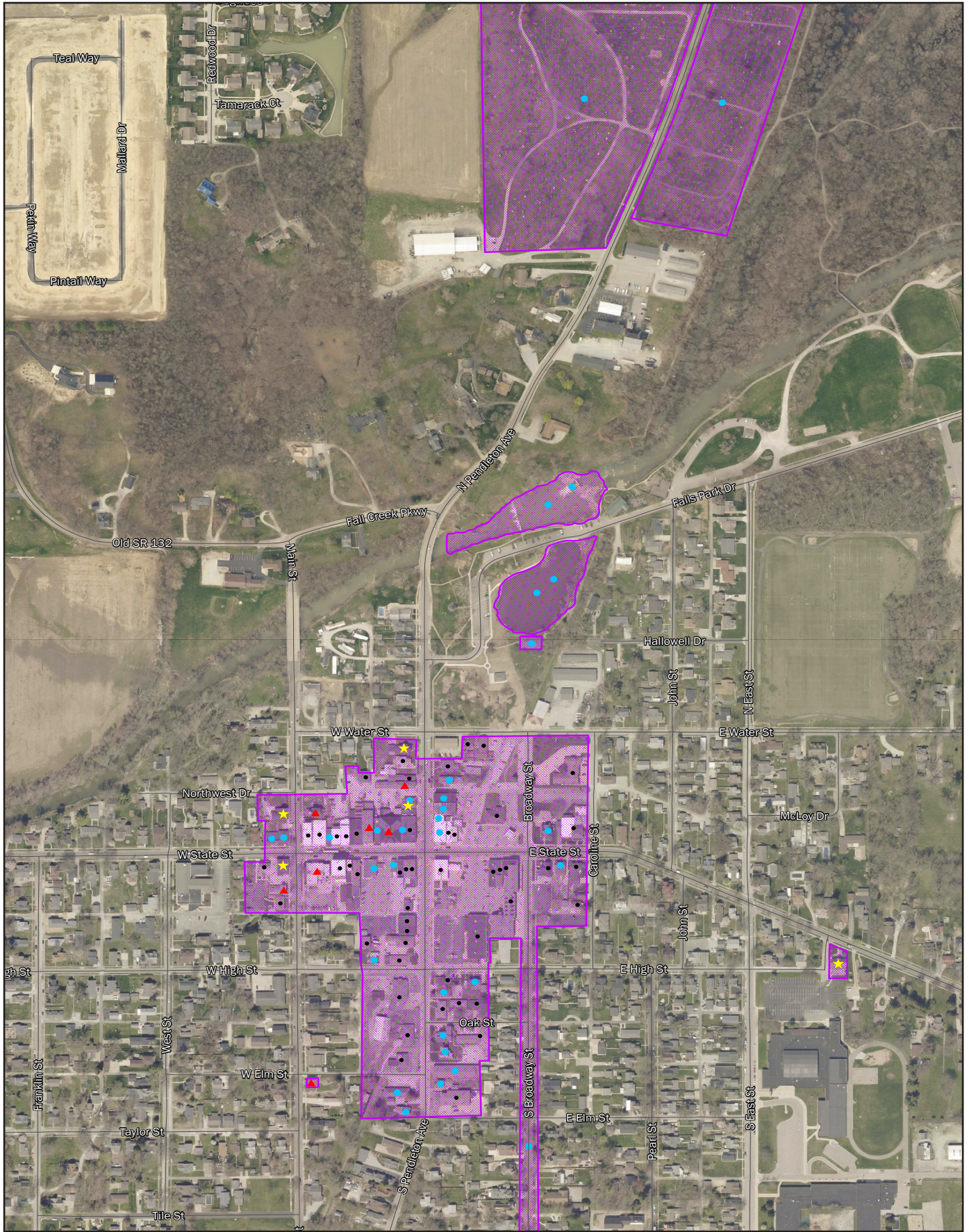
One of the most important purposes of the Historic Preservation District Design Guidelines is to promote the preservation of existing historic structures. This section is intended to help property owners identify the architectural styles of their buildings, and to provide assistance in appropriately rehabilitating the structures. Further information on this topic can be found in the Secretary of The Interior’s Standards for Rehabilitation.

B. General Standards

The following section identifies historic structures that contribute significantly to the character and identity of downtown Pendleton. These structures must be protected from alterations that may damage their historic value. Accordingly, a set of guidelines has been established for each identified building that outlines several key elements to be addressed when that building is renovated or maintained. It should be noted that the list of key elements that accompanies each designated building is not exhaustive. More detailed studies by professionals with expertise in historic preservation should be undertaken before changes are made. While renovations of the identified buildings should follow the guidelines provided, if a building owner can provide evidence that proposed changes to a building are in keeping with its historic architectural treatments, such evidence may take precedence over the guidelines found in this section.

C. Significant Structures Map & Inventory

The map on the next page corresponds with the structure inventory on the following pages. For further assistance with historic preservation projects and historic guidance please use the resources listed in the Appendix & Definitions section. This section also provides definitions for the four categories of classification: outstanding, notable, contributing and reference.



Local Historic Preservation District



TOWN OF PENDLETON



- ★ Outstanding
- Contributing
- ▲ Notable
- Reference

2023 HISTORIC DESIGN GUIDELINES

LOCAL HISTORIC PRESERVATION DISTRICT PROPERTIES

#	ADDRESS	DESCRIPTION	CLASSIFICATION
1	106 NORTH PENDLETON AVE	ROMANESQUE REVIVAL COMMERCIAL BUILDING C. 1870	CONTRIBUTING
2	108 - 112 NORTH PENDLETON AVE	19TH CENTURY FUNCTIONAL COMMERCIAL AB TAYLOR BUILDING C. 1890	CONTRIBUTING
3	111 NORTH PENDLETON AVE	GREEK REVIVAL COMMERCIAL BUILDING C. 1840	OUTSTANDING
4	113 NORTH PENDLETON AVE	19TH CENTURY FUNCTIONAL COMMERCIAL BUILDING C. 1890	CONTRIBUTING
5	114 NORTH PENDLETON AVE	ROMANESQUE REVIVAL COMMERCIAL BUILDING C. 1890	CONTRIBUTING
6	117 NORTH PENDLETON AVE	ITALIANATE COMMERCIAL BUILDING C. 1890	NOTABLE
7	118 NORTH PENDLETON AVE	CARPENTER BUILDER HOUSE C. 1890	CONTRIBUTING
8	131 NORTH PENDLETON AVE	ITALIANATE HOUSE C. 1890	OUTSTANDING
9	205 SOUTH PENDLETON AVE	CARPENTER BUILDER HOUSE C. 1890	CONTRIBUTING
10	221 SOUTH PENDLETON AVE	CARPENTER BUILDER HOUSE C. 1920	CONTRIBUTING
11	227 SOUTH PENDLETON AVE	CARPENTER BUILDER HOUSE C. 1900	CONTRIBUTING
12	231 SOUTH PENDLETON AVE	20TH CENTURY FUNCTIONAL COMMERCIAL BUILDING	CONTRIBUTING
13	233 SOUTH PENDLETON AVE	BUNGALOW HOUSE C. 1920	CONTRIBUTING
14	234 SOUTH PENDLETON AVE	MODERN COMMERCIAL BUILDING C. 1934	CONTRIBUTING
15	240 SOUTH PENDLETON AVE	CARPENTER BUILDER HOUSE C. 1900	CONTRIBUTING
16	101-103 EAST STATE ST	ROMANESQUE REVIVAL JT CHAMBERS BUILDING C. 1900	CONTRIBUTING
17	201 EAST STATE ST	CARPENTER BUILDER HOUSE C. 1920	CONTRIBUTING
18	204 EAST STATE ST	CARPENTER BUILDER HOUSE C. 1920	CONTRIBUTING
19	424 EAST STATE ST	CARNEGIE PUBLIC LIBRARY ARTS & CRAFTS C. 1912	OUTSTANDING
20	100 WEST STATE ST	19TH CENTURY FUNCTIONAL COMMERCIAL STEPHENSON BUILDING C. 1888	REFERENCE
21	102 WEST STATE ST	19TH CENTURY FUNCTIONAL COMMERCIAL BUILDING C. 1898	CONTRIBUTING
22	104-108 WEST STATE ST	ITALIANATE COMMERCIAL I.O.O.F. BUILDING C. 1890	NOTABLE
23	107 WEST STATE ST	CARPENTER BUILDER COMMERCIAL BUILDING C. 1900	CONTRIBUTING
24	110 WEST STATE ST	ITALIANATE COMMERCIAL BUILDING C. 1900	CONTRIBUTING
25	114 WEST STATE ST	ROMANESQUE REVIVAL KIGHTS of PYTHIAS HALL BUILDING C.1910	NOTABLE
26	115 WEST STATE ST	RENAISSANCE REVIVAL COMMERCIAL BUILDING C. 1900	CONTRIBUTING
27	121 WEST STATE ST	19TH CENTURY FUNCTIONAL COMMERCIAL BUILDING C. 1890	REFERENCE

LOCAL HISTORIC PRESERVATION DISTRICT PROPERTIES

#	ADDRESS	DESCRIPTION	CLASSIFICATION
28	122-124 WEST STATE ST	ITALIANATE C. 1890	REFERENCE
29	123-125 WEST STATE ST	19TH CENTURY FUNCTIONAL COMMERCIAL F&A.M LODGE 44 BUILDING C. 1893	REFERENCE
30	126-128 WEST STATE ST	ROMANESQUE REVIVAL C. 1890	REFERENCE
31	130 WEST STATE ST	19TH CENTURY FUNCTIONAL COMMERCIAL SARAH WELCH BUILDING C. 1890	CONTRIBUTING
32	137 WEST STATE ST	ART DECO POST OFFICE BUILT BY WPA 1936	NOTABLE
33	200 WEST STATE ST	BUNGALOW HOUSE C. 1920	CONTRIBUTING
34	206 WEST STATE ST	GREEK REVIVAL GOTHIC REVIVAL HOUSE C. 1870	CONTRIBUTING
35	110 NORTH MAIN ST	QUEEN ANNE HOUSE C. 1870	NOTABLE
36	111 NORTH MAIN ST	FEDERAL INN C. 1840 (GREY GOOSE INN)	OUTSTANDING
37	100 SOUTH MAIN ST	GREEK REVIVAL ITALIANATE HOUSE C. 1890	OUTSTANDING
38	108 SOUTH MAIN ST	GREEK REVIVAL HOUSE C. 1860	NOTABLE
39	233 SOUTH MAIN ST	FEDERAL HOUSE C. 1850	NOTABLE
40	112 EAST HIGH ST	CARPENTER BUILDER HOUSE C. 1900	CONTRIBUTING
41	110 WEST HIGH ST	CARPENTER BUILDER HOUSE C. 1890	CONTRIBUTING
42	FALLS PARK	LARGE SHELTER HOUSE BUILT BY WPA	CONTRIBUTING
43	FALLS PARK	LIGHT HOUSE AND POND	CONTRIBUTING
44	FALLS PARK	FALL CREEK WATER FALLS	CONTRIBUTING
45	FALLS PARK	OLD SWIMMING POOL AND FALL CREEK	CONTRIBUTING
46	GROVELAWN CEMETERY	OLD AND NEW SECTIONS	CONTRIBUTING
47	BROADWAY STREET	BRICK STREET	CONTRIBUTING



1

CONTRIBUTING



Unknown Year



Unknown Year

106 NORTH PENDLETON AVENUE

Romanesque Revival Commercial Building (c. 1870)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain brick work detail, remove paint by gentlest means possible. Do not sandblast.
2. Repoint with appropriate mortar materials and color as necessary.
3. Retain original window and door openings.
4. *Architecture Study available.*

2

CONTRIBUTING



c. 1915



Unknown Year

108 - 112 NORTH PENDLETON AVENUE

19th Century Functional Commercial AB Taylor Building (c. 1890)

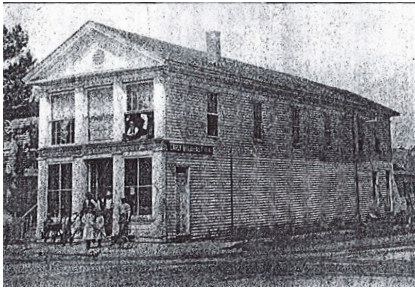


KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain brick work detail, remove paint by gentlest means possible. Do not sandblast.
2. Repoint with appropriate mortar materials and color as necessary.
3. Retain original window and door openings.
4. Restore decorative pediment.
5. *Architecture Study available.*

3

OUTSTANDING



c. 1880



Unkown Year

111 NORTH PENDLETON AVENUE

Greek Revival Commercial Building (c. 1840)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Repair metal cornice between the first and second floor.
2. Replace door and sidelights with appropriate style door and reopen transom above entry door.
3. Retain and repair wood siding in gable.
4. Retain and repair wood columns.
5. Remove vinyl from 10ft distance on sidewalls and replace with appropriate siding.
6. Replace first floor windows with appropriate two-over-two windows.
7. *Architecture Study available.*

4

CONTRIBUTING



Unkown Year

113 NORTH PENDLETON AVENUE

19th Century Functional Commercial Building (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Use reference photos and historic sandborn maps to rennovate in similar appropriate style.

5

CONTRIBUTING



c. 1915



Unknown Year

114 NORTH PENDLETON AVENUE

Romanesque Revival Commercial Building (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain stone work detail, remove paint by gentlest means possible. Do not sandblast.
2. Clean and repair stone. Repoint with appropriate mortar material and color as necessary.
3. Retain and restore existing wood windows.
4. *Architecture Study available.*



NOTABLE



c. 1890

117 NORTH PENDLETON AVENUE

Italianate Commercial Building (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain, repaint and repair cement board siding as necessary. Utilizing smooth side is preferable.
2. Retain brackets and cornice.
3. Retain storefront layout, windows and door.
4. Retain and repair porch structure and first floor pilasters as necessary.
5. Retain and repair second floor one-over-one windows and surrounds as necessary.
6. *Architecture Study available.*

7

CONTRIBUTING

118 NORTH PENDLETON AVENUE

Carpenter-Builder House (c. 1860)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove modern siding, restore original face material.
2. Retain original window openings size, shape and locations.
3. Research original porch and cornice details/decorations. Brick porch likely added in 1910-20's.
4. Replace fence on Widows Walk on roof.
5. Repair crest on roof hips and ridges.

8

OUTSTANDING

131 NORTH PENDLETON AVENUE

Italianate House (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove vinyl siding and restore original wood.
2. Retain cornice, porch, porch rail, column and appropriate windows.
3. Repair rake gutters, preferably with a copper material.

9

CONTRIBUTING



c. 1890 Housing Example



c. 1890 Housing Example

205 SOUTH PENDLETON AVENUE

Carpenter-Builder House (c. 1880)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove siding and reapiir/replace with appropriate siding.
2. Reopen original window and door openings and replace with appropriate material windows and doors.
3. Replace columns with appropriate home style porch columns.

10

CONTRIBUTING

221 SOUTH PENDLETON AVENUE

Carpenter-Builder House (c. 1920)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain wood siding as necessary. Siding width and material are significant features.
2. Retain form of plan along with cross gable roof, porch and architectural details, such as second story porch railing, applied decorative trim and window and door trim.
3. Retain window configuration as one-over-one bay window.
4. Retain and repair existing porch structure, columns and details as necessary.

11

CONTRIBUTING

227 SOUTH PENDLETON AVENUE

Carpenter-Builder House (c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain wood siding and repair as needed.
2. Restore possible porch rail.
3. Retain and repair foundation as necessary.

12

CONTRIBUTING

231 SOUTH PENDLETON AVENUE

20th Century Functional Commercial Building



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove paint from brick by gentlest means possible. Do not sandblast.
2. Restore storefront layout, windows and door openings with appropriate design.
3. Repoint brick with appropriate material and color as necessary.
4. Replace awning with more appropriate material if awning is necessary. If possible, remove awnings and restore storefront transom.
5. Relocate air conditioner unit to side or back of building.
6. Retain and repair as necessary parapet wall and coping.

13

CONTRIBUTING

233 SOUTH PENDLETON AVENUE

Bungalow House (c. 1920)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Use reference photos and historic sandborn maps to rennovate in similar appropriate style.

14

CONTRIBUTING

234 SOUTH PENDLETON AVENUE

Modern Commercial Building (c. 1934)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Reopen and repair the four mechanical bays on the north face.
2. Use reference photos and historic sandborn maps to rennovate in similar appropriate style.

c. 1960's



15

CONTRIBUTING

240 SOUTH PENDLETON AVENUE

Carpenter-Builder House (c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove vinyl siding and replace with appropriate siding.
2. Reopen windows and door to correct dimensions and replace with appropriate materials.
3. Remove stone wrapped veneer.
4. Replace porch columns with appropriate sized columns.

16

CONTRIBUTING



Sidewalk - 2022



Unknown Year



c. 1940



c. 1990

101 - 103 EAST STATE STREET

Romanesque Revival JT Chambers Building (c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Clean brick and limestone by gentlest means possible. Do not sandblast.
2. Repoint brick with appropriate material and color.
3. Retain window openings and storefront system on State Street.
4. Repair parapet and coping.
5. Remove inappropriate first floor transom window trim and replace with correct size.
6. *Architecture Study available.*

17

CONTRIBUTING



Unknown Year

201 EAST STATE STREET

Carpenter-Builder House (c. 1898)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Restore original window openings. Replace windows with wood material and appropriate size for time period, such as one-over-one or two-over-two.
2. South half of porch above entry is not original and has changed the roof line of the house.
3. Front door should be replaced with appropriate style.
4. Replace modern siding with appropriate material and scale.
5. Replace porch with appropriate original wrap around style.

CONTRIBUTING



Architecture Reference Photo



Architecture Reference Photo

204 EAST STATE STREET

Carpenter-Builder House (c. 1920)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove replacement siding and restore original material and scale.
2. Replace windows with appropriate style such as one-over-one or two-over-two. Restore window surround with appropriate design.
3. Replace modern front door with appropriate design.
4. Research front porch configuration and details such as: railings, posts and front gable.
5. Research possible loss of front gable architectural detail.

19

CONTRIBUTING



c. 1912 under construction



c. 1912

424 EAST STATE STREET

Carnegie Public Library, Arts & Crafts (c. 1912)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Repair and retain all features/materials as necessary.

REFERENCE



Unknown Year



Unknown Year



Unknown Year

100 WEST STATE STREET

19th Century Functional Commercial Stephenson Building
(c. 1900)

**KEY RENOVATION/PRESERVATION GUIDELINES**

1. Retain brick work detail, do not paint.
2. Clean brick and limestone. Repoint with appropriate mortar material and color as necessary.
3. Remove fluted columns and first floor window surrounds. Replace with more appropriate design.
4. Restore original window openings on first floor and replace windows with more appropriate design.
5. Restore second floor window openings, install appropriate window designs.
6. *Architecture Study available.*

21

CONTRIBUTING



c. 1930



Unknown Year



Unknown Year

102 WEST STATE STREET

19th Century Functional Commercial Building (c. 1898)



KEY RENOVATION/PRESERVATION GUIDELINES

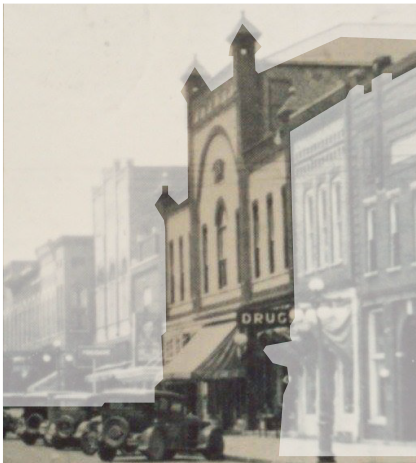
1. Retain brick work detail.
2. Clean brick and limestone. Repoint with appropriate mortar material and color as necessary.
3. Architecture Study available.

22

NOTABLE



c. 1890



c. 1930



Unknown Year

104 - 108 WEST STATE STREET

Italianate Commercial I.O.O.F Building (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain brick work detail, remove paint by gentlest means possible. Do not sandblast.
2. Clean brick and limestone. Repoint with appropriate mortar material and color as necessary.
3. Replace stone application below storefront windows with wood to match original.
4. Repair decorative columns and repaint.
5. Retain existing transom above doors.
6. Retain and repair all metal details as necessary.
7. Replace entry ways with original center set double door entrances.
8. *Architecture Study available.*

23

CONTRIBUTING



Architecture Reference Photo

107 WEST STATE STREET

Carpenter-Builder Commercial Building (c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove vertical wood siding, restore original facing material.
2. Remove wood shake awning and replace if necessary with more appropriate size and material.
3. Retain storefront layout and windows.
4. Replace door and windows with more appropriate style.
5. Use reference photos and historic sandborn maps to renovate in similar appropriate style.

CONTRIBUTING



c. 1940



Unkown Year



Unkown Year

110 WEST STATE STREET*Italianate Commercial Building (c. 1900)***KEY RENOVATION/PRESERVATION GUIDELINES**

1. Retain brick work detail, remove paint by gentlest means possible. Do not sandblast. Retain brick parapet.
2. Retain and clean limestone. Repoint as necessary.
3. Retain door and window openings. Retain and repair doors as necessary. Reopen transom above doors.
4. Move wire anchored signage to more appropriate location with less intrusive attachment system. Remove all unused awning/signage anchor systems.
5. Investigate/repair missing etching from limestone nameplate inset.
6. Relocate door to original entryway location on east side.
7. *Architecture Study available.*

25

NOTABLE



c. 1940

114 WEST STATE STREET

Romanesque Revival Knights of Pythias Hall Building (c. 1910)

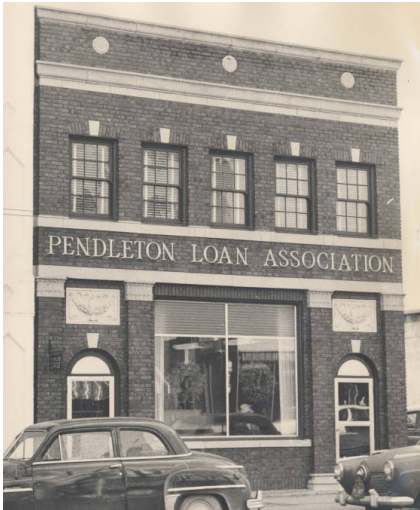


KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain brick work detail, remove paint by gentlest means possible. Do not sandblast.
2. Clean brick and limestone. Repoint with appropriate mortar material and color.
3. Retain storefront layout, windows and doors. If possible, restore original storefront openings configuration
4. Replace left entry door and transom with more appropriate design.
5. Retain and repair as necessary second floor, one-over-one windows with arched transoms.
6. *Architecture Study available.*

26

CONTRIBUTING



c. 1950

115 WEST STATE STREET

Renaissance Revival Commercial Building (c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Replace new brick on first floor to match original brick color, mortar and pattern on the second.
2. Clean and repair brick and limestone by gentlest means possible. Do not sandblast.
3. Restore original window and door openings on the first floor.
4. If possible, remove awnings and restore original facade.
5. Replace or restore decorative eagle stone emblems above doorways.

REFERENCE



c. 1880



Unknown Year

121 WEST STATE STREET

19th Century Functional Commercial Building (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Clean brick and limestone with gentlest means possible.
2. Remove paint from brick and limestone by gentlest means possible. Do not sandblast.
3. Restore original storefront layout, windows and door openings. Replace doors with appropriate design.
4. Remove existing signage and replace with more appropriate design.
5. Restore original window openings on the second floor and install appropriately designed windows.

REFERENCE



c. 1890

122 - 124 WEST STATE STREET

Italianate (c. 1890)



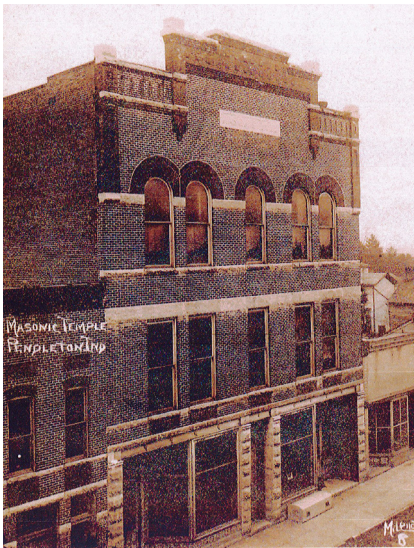
KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove stucco from brick.
2. Remove paint from brick by gentlest means possible. Do not sandblast.
3. Retain storefront layout, windows and door openings. Replace doors with appropriate design.
4. Retain brackets, repair as necessary.
5. Remove awnings and restore storefront transom.
6. Restore original window openings on the second floor and install appropriately designed windows.
7. Remove signage and replace with less intrusive attachment system.

REFERENCE



c. 1880



c. 1880

123 - 125 WEST STATE STREET

19th Century Functional (c. 1893)

**KEY RENOVATION/PRESERVATION GUIDELINES**

1. Remove stucco from brick. Restore brick face and brick corbeling detail at roof line.
2. Retain storefront layout, windows and door openings. Replace doors with appropriate design.
3. Clean limestone and repair as necessary.
4. Remove awnings and restore storefront transom.
5. Restore original window openings and surroundings on second and third floors and install appropriately designed windows. Restore arching above third story windows.
6. Remove signage with intrusive attachment systems. Restore and reuse original vertical sign structure.
7. *Architecture Study available.*

30

REFERENCE



c. 1890

126 - 128 WEST STATE STREET

Romanesque Revival (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove stucco from brick. Restore brick face and brick corbeling, detail at roofline.
2. Remove paint from brick by gentlest means possible. Do not sandblast.
3. Retain storefront layout, windows and door openings. Replace doors with appropriate design.
4. Remove awnings and restore storefront transom.
5. Restore original window openings on the second floor and install appropriately designed windows.
6. *Architecture Study available.*

31

CONTRIBUTING



c. 1890

130 WEST STATE STREET

19th Century Functional Commercial Sarah Welch Building
(c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain storefront opening, awning and windows.
2. Replace brick as needed from stucco removal damage.

32

NOTABLE

137 WEST STATE STREET

Art Deco (c. 1936)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Clean brick and limestone, repoint as necessary. Retain brick color and pattern.
2. Retain front facade layout, steps, windows and door openings.
3. Remove paint from foundation with gentlest means possible.
4. Retain window openings and signage style.
5. Replace front doors with original style and material.
6. Replace front door light fixtures with dish style lamp posts.

c. 1953



33

CONTRIBUTING

200 WEST STATE STREET

Bungalow House (c. 1920)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Repoint brick with appropriate mortar, color and formula. Do not paint brick.
2. Repair and restore wood eaves and brackets.
3. Replace gutters.
4. Retain and repair as necessary original divided light one-over-one wood windows.
5. Repair stone foundation as necessary.
6. Remove enclosed front porch to restor original bungalow style porch.

34

CONTRIBUTING



Architecture Reference Photo



Architecture Reference Photo

206 WEST STATE STREET

Gothic Revival House (c. 1870)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove inappropriate front porch and replace with appropriate roof pitch and style.
2. Restore window in front gable dormer.
3. Replace windows on first floor with appropriate size and style. One-over-one or two-over-two would be preferred,
4. Replace wide wood siding on first floor with smaller scale siding like that found in gabled dormer.
5. Restore the vergeboard decorative gable trim.
6. Restore window hoods to first floor similar to that found in the gabled dormer.

35

NOTABLE

110 NORTH MAIN STREET

Queen Anne House (c. 1870)

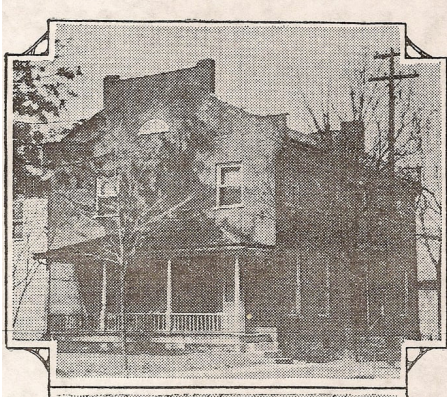


KEY RENOVATION/PRESERVATION GUIDELINES

1. Repoint brick with appropriate mortar, color and formula. Do not paint brick.
2. Retain and repair wood eaves, gable ornament and brackets on eaves as necessary.
3. Retain bay stained glass window.
4. Retain and repair original one-over-one wood windows as necessary.
5. Retain wrap around porch form and columns design. Do not enclose.
6. Repair stone foundation as necessary.

36

OUTSTANDING



c. 1920



Unknown Year



Unknown Year

111 NORTH MAIN STREET

Federal Grey Goose Inn (c. 1840)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove paint on brick by gentlest means possible. Do not sandblast.
2. Retain and repair wood windows and cornice as necessary.
3. Repair as necessary and retain window configuration of nine-over-nine on first floor and six-over-six on second floor.
4. Remove applied material on chimney to restore brick face.
5. Retain and repair parapet as necessary.
6. Retain entry configuration with balcony above and include balcony rail.
7. Repair stone foundation as necessary and remove plant growth.

37

OUTSTANDING



c. 1980

100 SOUTH MAIN STREET

Greek Revival / Italianate House (c. 1830)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove paint from brick by gentlest means possible. Do not sandblast.
2. Repoint brick with appropriate mortar material and color as necessary.
3. Retain and repair wood windows, cornice and brackets.
4. Retain and restore as necessary window configuration of two-over-two on first floor and six-over-six on second floor.
5. Retain entrance openings and door type with transom.
6. Repair foundation with like material.
7. *Architecture Study available.*

38

NOTABLE



Architecture Reference Photo

108 SOUTH MAIN STREET

Federal House (c. 1840)

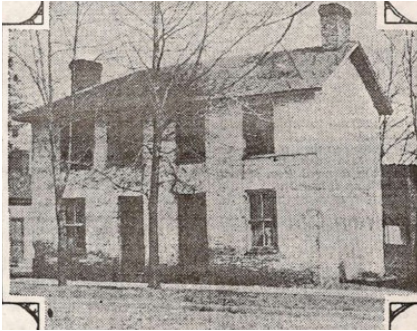


KEY RENOVATION/PRESERVATION GUIDELINES

1. Retain, repair and repaint wood siding.
2. Retain second floor windows - size, location and six-over-six configuration. First floor windows were also likely six-over-six.
3. Investigate shutters on both floors windows.
4. Retain entrance opening, surround, sidelights and transom.
5. Retain low-pitch, side-gabled roofline.
6. Research possible loss of cornice detail along roofline and second chimney.
7. Repair foundation as necessary.

39

NOTABLE



c. 1920

233 SOUTH MAIN STREET

Federal House (c. 1850)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove front porch to restore original facade.
2. Remove failed coating of masonry. Repoint mortar joints and replace damaged/missing masonry.
3. Repair and repaint all wood siding and trim.
4. Repair chimney flashing.
5. Remove shutters and replace with period-appropriate shutters.
6. Remove horizontal window on north elevation and fill in with matching brick. Replace windows with original size and materials.
7. Replace roof with dimensional architecture asphalt shingles where needed.
8. *Architecture Study available.*

40

CONTRIBUTING



Architecture Reference Photo



Architecture Reference Photo

112 EAST HIGH STREET

Federal House (c. 1850)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Remove siding and replace with appropriate materials.
2. Restore correct size/style window and door openings and materials.
3. Remove front porch.

41

CONTRIBUTING

110 WEST HIGH STREET

Carpenter Builder House (c. 1890)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Repair decking materials.
2. Replace front door with appropriate period style.
3. Repair columns and replace removed railing.

42

CONTRIBUTING

FALLS PARK - BRICK SHELTER HOUSE

Built by WPA (c. 1930)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Maintain structure with necessary brick work repair, tuckpointing and re-roofing with appropriate materials.

43

CONTRIBUTING



c. 1920

FALLS PARK - LIGHT HOUSE AND POND



44

CONTRIBUTING

FALLS PARK - THE FALLS



c. 1900

45

CONTRIBUTING



c. 1920



c. 1920



c. 1932

FALLS PARK - SWIMMING POOL IN FALL CREEK

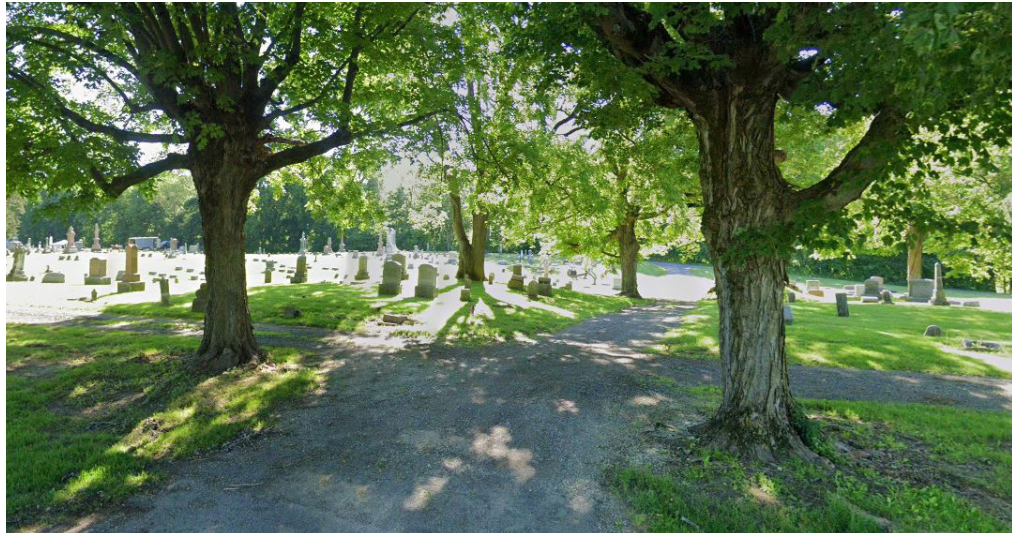
(c. 1930)



46

CONTRIBUTING

GROVELAWN CEMETERY



KEY RENOVATION/PRESERVATION GUIDELINES

1. Clean and preserve gravestones by gentlest means possible.

47

CONTRIBUTING



c. 1900



c. 1900



c. 1900

SOUTH BROADWAY STREET - BRICK STREET

(c. 1900)



KEY RENOVATION/PRESERVATION GUIDELINES

1. Repair and preserve brick as necessary.

APPENDIX & DEFINITIONS

...

References for Historic Preservation

DNR - Division of Historic Preservation and Archaeology
 Phone: 317. 232. 1646
 Website: <https://www.in.gov/dnr/historic-preservation>

Department of the Interior - National Park Service - Historic Preservation
 Website: <https://www.nps.gov/subjects/historicpreservation/standards.htm>

1984 Madison County Interim Report - Indiana Historic Sites and Structures Inventory
 (link)

1995 Ball State University - Architecture and Revitalization Study
 (link)

2022 Thomas Pendleton House Preservation Plan

1898 - 1925 Sanborn Maps
 (link)

Definitions

Adaptive Use: Applying uses different from those for which the building was originally built.

Architectural Detail: Any projection, relief, cornice, column change of building material, window or door opening on any building.

Architectural Style: The mode or fashion in which a building is designed.

Balance: A harmonious arrangement or proportion of parts or elements in a design. Balance can be symmetrical; where one side is the mirror image of the other, or asymmetrical; where one element counters another so that the building does not appear lopsided or heavy in one area.

Bracket: A ridged support member located under eaves and other overhangs. In Pendleton, brackets are both simple and ornate in design.

Bulkhead/Kickplate: A hard plate or veneer fitted to the lower portions of a building to prevent damage from moderate impact.

Contributing: Sites and structures which contribute to the density, continuity, and/or uniqueness of the historic district, but which in their present condition do not appear to meet the general criteria for either the National or State Registers. These properties might be considered for inclusion in a county or city historic register program.

Clapboard: Horizontal, narrow wooden boards which are used as siding on the outer walls of frame structures.

Definitions

Cleaning: The removal of impurities by using the gentlest means possible.

Decorative Cornice: The decorated projection at the top of a wall provided to protect the wall face or to ornament and finish the eaves.

Dormer: A window that projects vertically from a sloping roof.

Double-Hung (Sash) Window: A window with two sashes, one above the other, that slide up and down.

Eaves: The portion of the roof which projects beyond the walls of the building.

Emphasis: In architecture, emphasis refers to the directional emphasis of a structure. This can be either horizontal or vertical, depending on the shape and design of the building.

Facade: The principal face or wall of a building; usually the front elevation. Front elevation refers to the side of the building which faces the street.

Fixed Sash: An individual window or part of a window that does not open.

Foundation: The substructure of a building, designed to support the structure and enclose the basement or crawlspace.

Frame Construction: A building consisting primarily or entirely of wood structural members.

Gable: The triangular segment of an exterior wall in a building with a gable roof.

Gable Roof: A sloped roof that creates a gable at the open ends. There are two types of gable roofs, a front gable and a side gable. On a front gable roof, the gable faces the front of the building, while on a side gable roof, the gable faces the sides of the building.

Infill: Any construction intended to fill a void within the streetscape.

Latticework: An open framework produced by crossing and weaving strips of wood or metal to form repeating, patterned spaces.

Lintel: A horizontal support of timber, stone, concrete, or steel across the top of a door or window.

Maintenance: The repair or continued upkeep of a sign or building.

Mansard Roof: A roof which has four sloping sides, each of which becomes steeper halfway down.

Definitions

Materials: This refers to the substances out of which buildings are constructed. Examples of materials are: aluminum siding, brick, stone, and wood clapboard siding. Within the design guidelines, the appearance, performance, and structural capacity of the building materials will be considered.

Molding/Moulding: Decorative bands and shaped elements which serve as ornamentation; on the exterior they are usually found projecting out over doors and windows.

Mortar: A mixture of cement or lime with sand (or pebbles) and water. Mortar is used to bond bricks and stones.

Mullion: A vertical bar between the panes of glass in a window.

Notable: A structure or site recommended as potential nominations to the Indiana Register of Historic Sites and Structures. Generally, these entries are of notable, but not outstanding, significance on the state and local levels.

Orientation: The orientation of a building refers to the positioning of the building on its lot. This term is often referred to in relation to the street.

Outline: The outline of a building refers to the silhouette of the building.

Outstanding: A structure or site recommended as potential nominations to the National Register of Historic Places. These sites and structures meet the basic criteria of possessing outstanding significance on the national, state, or local level for history, architecture, environment, and/or integrity.

Pane: An individual piece of glass in a window. Historic windows are described by the number of panes they have. For example, a six-over-six double-hung window is a window with six panes of glass in each sash.

Parapet: A low protective wall along the edge of a roof, bridge, or balcony.

Pilaster: An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall

Pitch: The angle of a roof.

Preservation: The act or process of applying measures to maintain the existing form.

Proportion: The relationship of one element to another.

Queen Anne Sash: A fixed window sash that has small square panes running along three of the edges. Often, the small panes of glass are colored or beveled glass.

Definitions

Rafters: Structural supports designed to carry a pitched roof. In some styles, the rafters are exposed and decoratively carved.

Reference: Structures or sites that are listed within historic districts which are considered later or badly altered pre-1940 structures. These entries do not meet the criteria for the Inventory because of their date of construction, style, and/or general incompatibility with their historical and architectural surroundings.

Rehabilitation: The process of returning a property to a state of usefulness through repairs or alterations that preserve the character defining features.

Renovation: To restore to a former better state (as by cleaning, repairing, or rebuilding).

Restoration: Returning something to its appearance at a specific point in time.

Rhythm: Patterns that repeat create rhythm. It is important to preserve any existing rhythm. In most structures, rhythm is created by the regular spacing of windows and doors.

Sash: The framework that holds the panes of a window.

Secretary of the Interior's Standards' for Rehabilitation: Those measures listed by the National Park Service as defined in the appendices.

Setback: The distance that a building is set back from a street. This element becomes important when new construction is introduced to an area with existing structures.

Sidewall: Any exterior wall that is not a front wall or a rear wall and is situated perpendicular to the front wall and rear wall of the same building.

Single Pitch (shed)/Pent Roof: A roof consisting of a single sloping surface.

Spacing: The distance between buildings on a street. Existing spacing patterns should be considered when new construction is planned for an area with existing structures.

Streetscape: The composition of street elements, including paving materials, benches, lamp-posts and the like.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having fixed location on the ground. Among other things, structures include buildings, walls, fences, signs, and gas or liquid storage tanks.

Stucco: Fine plaster used for coating wall surfaces or molding into architectural decorations.

Style: In architecture, style refers to a particular type or category. Style can be determined by distinguishing features which are representative of a category.

Transom Window: A small window located above a door or above a larger window.