

THOMAS PENDLETON HOUSE

PRESERVATION PLAN



August 2, 2022

SOUTH MADISON COMMUNITY FOUNDATION

Prepared for



SOUTH MADISON COMMUNITY
FOUNDATION
Positive change. Lasting impact.

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THOMAS PENDLETON HOUSE PRESERVATION PLAN

South Madison Community Foundation

I. RESOURCE IDENTIFICATION, METHODOLOGY, AND EXECUTIVE SUMMARY

RESOURCE IDENTIFICATION

The Thomas Pendleton House is located at 233 South Main Street in Pendleton, Fall Creek Township, Madison County, Indiana. The house is located on the southeast corner of South Main Street and West Elm Street.

The structure is a full two-story, four-bay Colonial Federal Style house constructed circa 1840. Its overall form is a rear-facing L-plan, which may also be known as an I-house with a rear wing.

METHODOLOGY

RQAW conducted site visits to assess existing features, materials, and conditions. RQAW conducted research at the Pendleton Community Library, the Indiana State Library, the Pendleton Historical Museum, the Madison County Historical Society, and other outside sources to understand the structure's history and context. RQAW assessed the architectural and historical significance of the building, its character-defining features, and ARSEE Engineers

completed an assessment of the exterior masonry and structural framing with site visits.

EXECUTIVE SUMMARY

RQAW prepared this Preservation Plan for the South Madison Community Foundation to understand the historic integrity of the Thomas Pendleton House and to provide a first step in adopting a preservation approach to care for the historic structure and its continued use. This Preservation Plan is a planning document for decision making about preservation. It provides documentation of the structure's historic context, evolution, and current conditions. Finally, the Preservation Plan provides a list of currently recommended improvements according to an overall preservation treatment approach.

The Thomas Pendleton House retains integrity to display significance in the areas of Architecture and Community Development and Settlement. By following the preservation treatment approach and improvements outlined in this plan, the loss of historic fabric or significance should be minimized, and the structure's historic character preserved.

II. HISTORY

An understanding of the Thomas Pendleton House history and context is necessary to evaluate its significance. The following outlines the chronology and development of the Pendleton community and the Thomas Pendleton House.

EARLY HISTORY AND CONTEXT

Indigenous People, such as the Adena and Hopewell cultures associated with Mounds State Park, occupied the Madison County area of Indiana over two millennia ago. Most recently, the Delaware Indiana Tribe migrated from the eastern states to the White River Valley Region in Indiana which is now known as

Delaware, Madison, and Hamilton Counties. White settlers then arrived in the area when the Indigenous Peoples ceded their land claims to the United States in the 1818 Treaty of St. Mary's (Figure 1). The non-native settlers came from Eastern Indiana, Ohio, Virginia, and the Carolinas and began to establish Madison County.¹

John Rogers was one of the first recorded non-native settlers in the area and established a home near Fall Creek in what is known today as Pendleton, Indiana. John Rogers came from North Carolina in 1818 and settled on an eighty-acre tract of land, just east of Pendleton. This area was known as "The Falls" and its settlement encouraged others including a man named Thomas M. Pendleton who arrived in 1821. Two years later in 1823, Madison County was officially established by the state of Indiana

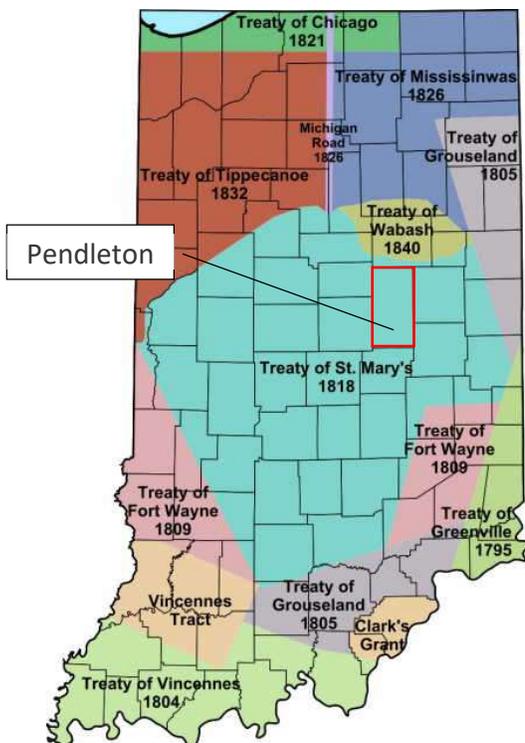


FIGURE 1: INDIANA TREATIES WITH MADISON COUNTY HIGHLIGHTED

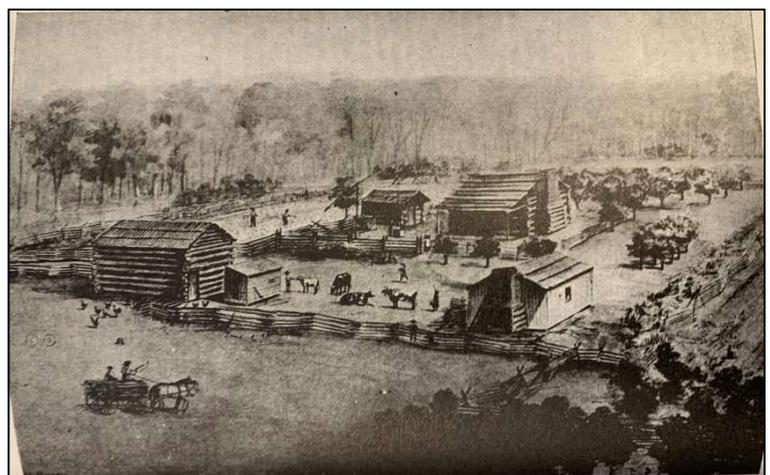


FIGURE 2: PIONEER SETTLEMENT IMAGE IN HISTORY OF MADISON COUNTY, INDIANA FROM 1820-1874

¹ Historic Landmarks Foundation of Indiana and Indiana Division of Historic Preservation and Archaeology,

Madison County Interim Report (Indianapolis: Historic Landmarks Foundation of Indiana, 1984).

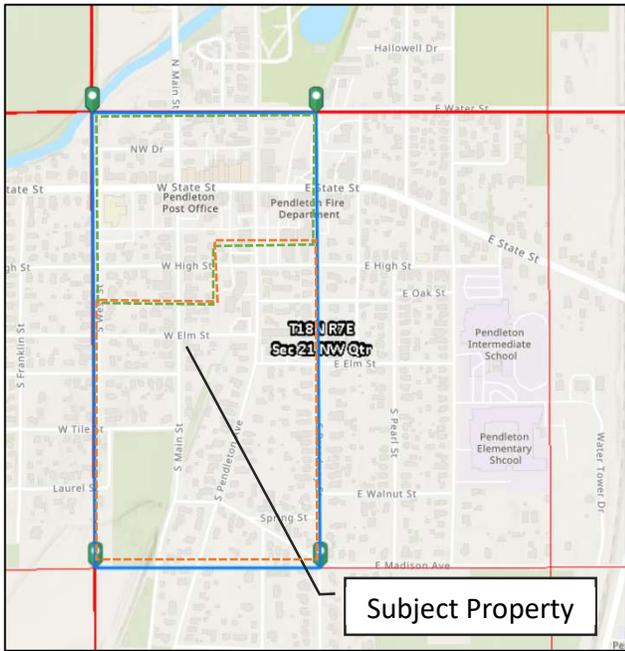


FIGURE 3: CURRENT MAP SHOWING THOMAS M. PENDLETON'S 1823 ACQUISITION (BLUE) FROM THE UNITED STATES GOVERNMENT, TOWN OF PENDLETON ORIGINAL PLAT (GREEN), AND THE 50 ACRES CONVEYED TO THOMAS H. PENDLETON (ORANGE)

where Thomas M. Pendleton served as the first Treasurer for the Madison Circuit Court.²

That same year, on June 3, 1823, Thomas M. Pendleton took ownership of 80 acres, from the United States Government, consisting of the west half of the Northwest Quarter of Section 21, Township 18 North, Range 7 East. This area is roughly bound by current day Water Street, Broadway Street, Madison Avenue, and West Street (Figure 3). This acquisition was approved by George Graham, Commissioner of the General Land office and is recorded on the County Auditor's Tract Book, page 44 and the Deed Record 238, page 465 (Figure 3 and Figure 4). Of these 80 acres, Thomas M. Pendleton, and

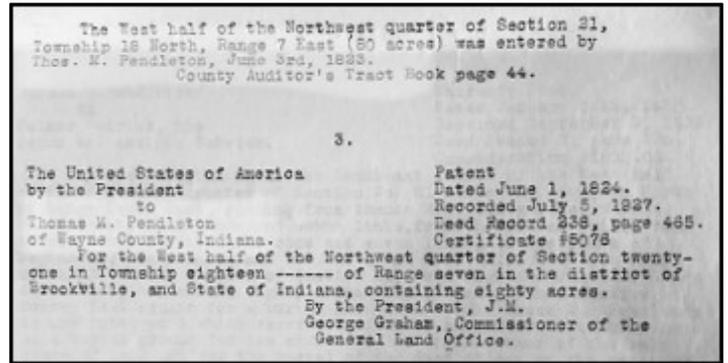


FIGURE 4: THOMAS M. PENDLETON'S ORIGINAL 80 ACRE DEED

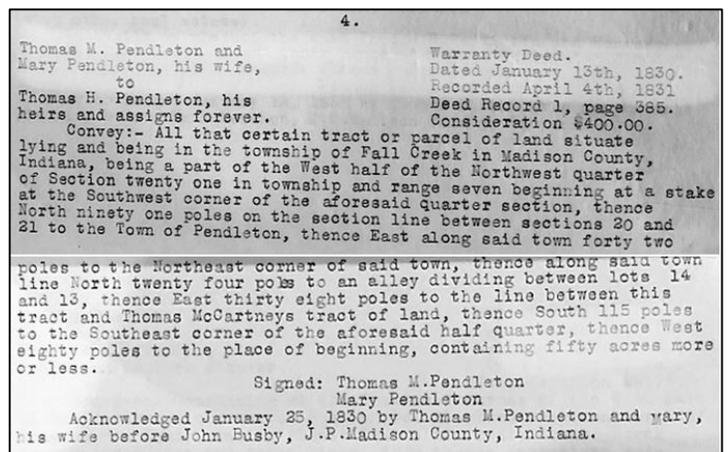


FIGURE 5: THOMAS M. PENDLETON 50 ACRE DEED TO THOMAS H. PENDLETON

his wife Mary took 30 acres and set the stage for the Town of Pendleton's development.

The remaining 50 acres were conveyed to their son, Thomas H. Pendleton on January 13, 1830, for \$400.00 and contain the land on which the Thomas Pendleton House is located. It is documented as Deed Record 1 on page 385 (Figure 3 and Figure 5).

Thomas M. Pendleton, and his wife Mary also deeded the north half of Lot 32, Original Plat, to Francis M. Richmond and others, for construction of the First United Methodist

² "Our Story," History, The Town of Pendleton, Indiana, accessed January 20, 2022, <http://www.town.pendleton.in.us/history/>; Samuel

Harden, *History of Madison County, Indiana* (Markleville: 1874), 123.

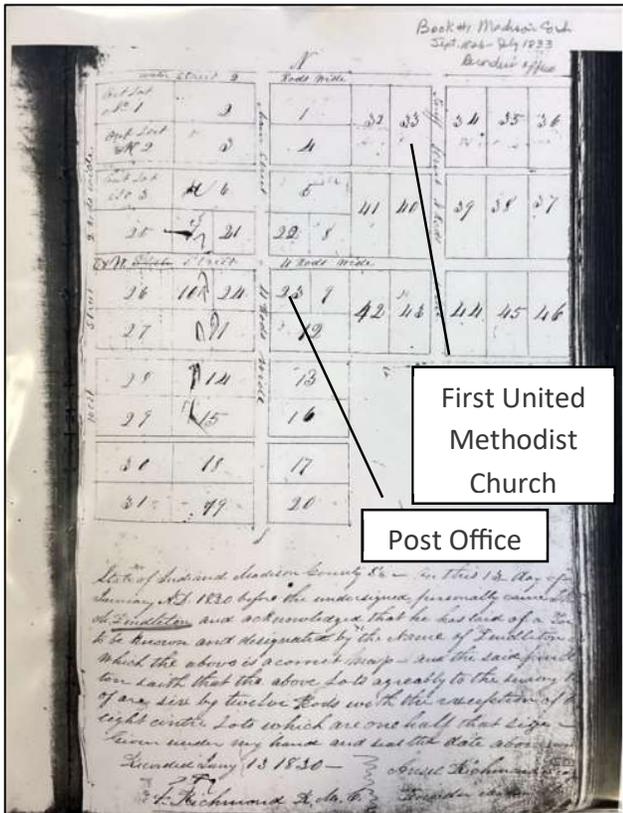


FIGURE 6: COPY OF THE ORIGINAL PENDLETON PLAT

Church (Figure 6). A log church was first constructed on the lot under the direction of Martin Chapman, Senior, and used until 1839 when it was torn down and reconstructed with a much larger frame structure. According to the church history, this church was considered to be one of the first Methodist Episcopal churches in Indiana.³

TOWN OF PENDLETON

The area was similar to a village before Mr. Pendleton laid down the original town plat which received the name “Pendleton.” According to the *Pendleton Historic District National Register Nomination*, the original plat of Pendleton was recorded in January 1830 by Ansel Richmond. The original plat was “roughly bounded by Water Street, Broadway Street (formerly Line Street), High Street, and West Street, and comprised of about six blocks. By the early 1870s, the town had expanded south to Taylor Street and Elm Street and east to John Street, with additions extending east and west on State Street, and north and south on Pendleton Avenue (formerly Tariff Street). The boundaries of the historic district approximate the 1900 boundaries of the town.”⁴ The Thomas Pendleton House location is south of the original plat, at 233 South Main Street.⁵

The early history of white settlement in the area of Pendleton includes the first recorded marriage, the first two recorded deaths, and skirmishes with Indigenous Peoples. Known as the “Fall Creek massacre,” in 1825, some settlers led by Thomas Harper attacked an Indigenous Peoples camp which resulted in the death of nine indigenous people. Upon a trial in Pendleton with the Madison Circuit Court, the attackers received a guilty verdict and were sentenced to death. James Hudson, John Bridge, and Andrew Sawyer were the three settlers found guilty and hanged. Thomas Harper was also charged with the

³ Huey and Garretson, *The First 100 Years*, 16.; Nancy M. Wyant, “History of Pendleton First United Methodist Church,” *First United Methodist Church: Pendleton and Ingalls*, 1998, chapter 3,

<https://www.pendletonfirst.org/about-pendleton-first-umc/history-of-pendleton-first-united-methodist-church>

⁴ Laura Thayer, “Pendleton Historic District,” *National Register of Historic Places Nomination Form*

(Washington, D.C.: U.S. Department of the Interior, National Park Service, June 27, 1991) Section 7, Page 1.

⁵ Hayse Huey and Chester Garretson, *The First 100 Years: An Illustrated History of Pendleton, Indiana, and The Surrounding Community* (Pendleton: The Pendleton Times), 17.

murders but was never found after escaping following the attack. Furthermore, John Bridge's underage son, was pardoned last minute by the Indiana governor.⁶

The water from "The Falls," which is now called Fall Creek, was the main source of water and power for the developing community with the sawmills, flour mills, woolen mills, tanneries, distilleries, and other industries relying on the waterpower. However, many people were also involved with livestock and agriculture business at that time.⁷

As settlement continued so did the need for roads, buildings, and other resources. Parcels of the land that Thomas M. Pendleton sectioned off were sold for early residential and commercial purposes. Roads such as the New Castle and Lafayette State Road developed. These roads offered access to Indianapolis and further westerward settlement. The roads also encouraged development of new residential and commercial structures, such as a post-office, an inn that later became known as *The Gray Goose Inn*, and churches for the growing community.⁸

NINETEENTH CENTURY ARCHITECTURAL CONTEXT

The Thomas Pendleton House is not the only extant example of residential construction during the early nineteenth century in the Town of Pendleton. Others include the following:

- James Gray House, circa 1835, 111 North Main Street
- Dr. John Stephenson House, circa 1829, 100 South Main Street
- Jacob Mingle House, circa 1825, 108 South Main Street
- House at 301 South Pearl Street, circa 1850



FIGURE 7: JAMES GRAY HOUSE (SOURCE: NATIONAL REGISTER NOMINATION)

⁶ Clark, Gene, et al. *Pendleton Historical Museum: Souvenir Edition 1982*. (Fortville, Midwest Printing, 1982), 14-23.

⁷ "Early History of Pendleton," Madison County Historical, accessed January 20, 2022, <http://www.andersonmchs.com/pendleton-history.php>; J. J. Netterville, *Centennial History of Madison County*,

Indiana: An Account of One Hundred Years of Progress – 1823-1923 (Anderson: Historians' Association, 1925), 108.

⁸ John L. Forkner, *History of Madison County: A Narrative Account of Its Historical Progress, Its People and Its Principal Interests* (Chicago and New York: The Lewis Publishing Company, 1914), 123-127.

The James Gray House (Figure 7) is a Federal style brick house with a side gabled roof, twin exterior chimneys, and a slightly recessed entry. The Dr. John Stephenson House (Figure 8) is another Federal style brick house with a hipped roof, five bay façade, and has a one-story addition. According to the *Pendleton Historic District National Register Nomination*, this is considered one of the earliest extant brick structures in Pendleton. The Jacob Mingle House (Figure 9) is a two-story wood frame I-house with a five-bay façade and side gabled roof. It appears to be the oldest extant house in Pendleton. The house located at 301 South Pearl Street (Figure 10) is a wood frame two bay façade structure with a cross-gabled roof.⁹

The construction dates of these four houses are in the same period as the Thomas Pendleton House. Although they are different, they share elements of similar brick material, have Federal style features, variations of cross-gabled and hipped roofs, and symmetrical facades. The Thomas Pendleton House is made of brick construction, retains Federal style features, has both a cross-gable and hipped roof, and a four-bay symmetrical façade. A full architectural description can be found starting on page 14.

According to the First United Methodist Church in Pendleton history, Thomas M. Pendleton constructed the house at the southeast corner of the State Street/Main Street intersection circa 1830, where the current post office is located.¹⁰ It is believed that building was photographed in the 1920s or 1930s (Figure 11). The photograph shows a wood-frame two-story structure with a hip roof, and a nearly symmetrical façade with two entry doors. The house appears to be typical



FIGURE 8: DR. JOHN STEPHENSON HOUSE (SOURCE: NATIONAL REGISTER NOMINATION)



FIGURE 9: JACOB MINGLE HOUSE (SOURCE: NATIONAL REGISTER NOMINATION)



FIGURE 10: 301 SOUTH PEARL STREET HOUSE (SOURCE: NATIONAL REGISTER NOMINATION)

⁹ Thayer, Section 7, Pages 4 – 11.

¹⁰ Wyant, “History of Pendleton First United Methodist Church,” Chapter 3.



FIGURE 11: THOMAS M. PENDLETON HOUSE AT THE SITE OF THE CURRENT POST OFFICE

vernacular construction at that time and may have influenced the construction of the Thomas Pendleton House at 233 South Main Street.

GROWTH OF PENDLETON

After its initial development, Pendleton’s next significant period of growth occurred around 1851 through 1873, when it was promptly halted due to a nationwide financial depression. Between this period, 12 new additions were added to Pendleton and the Indianapolis and Bellefontaine Railroad was constructed. The Bellefontaine Railroad went from Indianapolis to Anderson, going through Pendleton in 1851. The railroad came from the northeast in Anderson and intersected Water Street between Pendleton Avenue and John Street before continuing southwest towards Indianapolis. The railroad brought telegraph and regular mail service, providing an opportunity for Pendleton to communicate easily with the world. Around 1850, Ninevah Berry surveyed Pendleton and found more additions had been added to the original plat made by Thomas M. Pendleton. Additionally, the Irish Addition was platted in

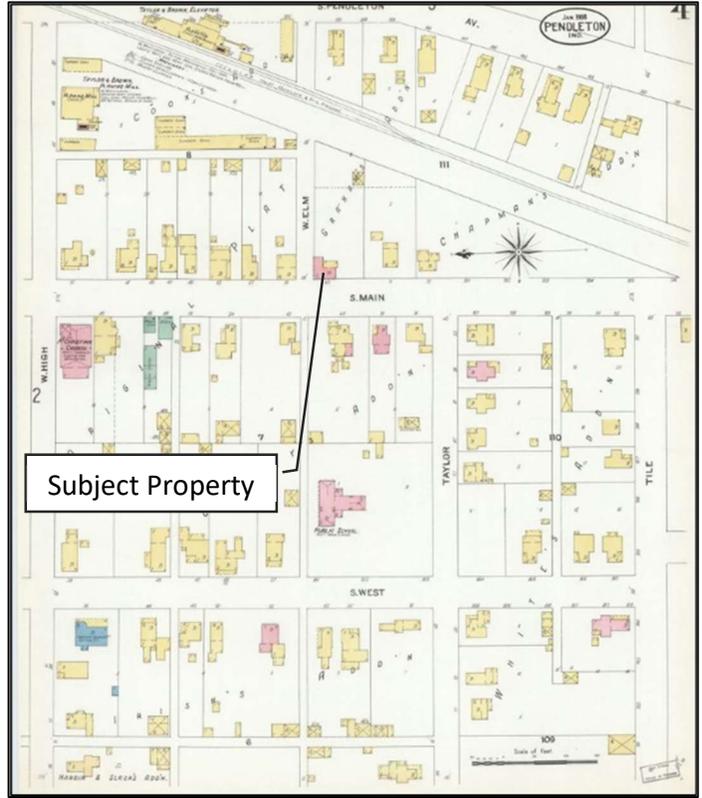


FIGURE 12: 1908 SANBORN FIRE INSURANCE MAP - GRAHAM'S ADDITION

1862, Silver’s Addition was platted in 1866, and Zeublin’s Addition was platted in 1867. Some of the additions that were created after 1850 were not fully realized until the turn of the century due to the economic depression in the 1870s. Some of the additions near the Original Plat, as indicated on the 1914 Sanborn Fire Insurance Map (Figure 13), are the Irish Addition, Hardy & Slack’s Addition, Cook’s Addition, Graham’s Addition, Craven’s Addition, Silver’s Addition, Russel’s Addition, Anderson’s Addition, Hardy’s Addition, Zeublin’s Addition, and Taylor’s Addition. The exact plat dates of some of the additions are unknown, but it is evident they developed during the nineteenth century and expanded the Original Plat.¹¹

¹¹ Thayer, “Pendleton Historic District,” National Register of Historic Places Nomination Form, Section 7, Page 2-3.;

David Humphrey, *Images of America: Pendleton* (Charleston: Arcadia Publishing, 2017), 7.

The railroad offered the Town of Pendleton important shipping opportunities for exporting goods such as lumber, stone, drainage tiles, flax tow, barrel, and furniture. This provided for many new commercial structures such as grocery stores, hardware stores, drugstores, a dry good store, a bank, a jeweler, a newspaper, butchers, and milliners. With the railroad, Pendleton's population doubled in size from roughly 400 to 800 residents. Italianate and large brick buildings in downtown Pendleton as well as local residences reflected this commercial growth in Pendleton. This drastic growth period halted in 1873 due to a nationwide economic depression, resulting in some businesses and industries shutting down. Furthermore, Pendleton's population dropped to around 650 residents until the gas boom era.¹²

The discovery of natural gas deposits in Madison County in 1886 established new industrial and residential growth in Pendleton and pulled them out of the economic depression. In 1887, the Pendleton Natural Gas and Oil Company was founded to drill wells for collecting natural gas. This helped boost other businesses like glass-making companies, flour mills, saw mills, and brick and tile industries. Furthermore, an interurban line was constructed through Pendleton in 1901, connecting Anderson and Indianapolis. Interurban lines offered more frequent trips and faster travel than railroads.¹³ The growth in interurban travel and the gas industry is reflected in the architecture constructed during the late-nineteenth to early-twentieth century. Many of the commercial structures located in downtown Pendleton have

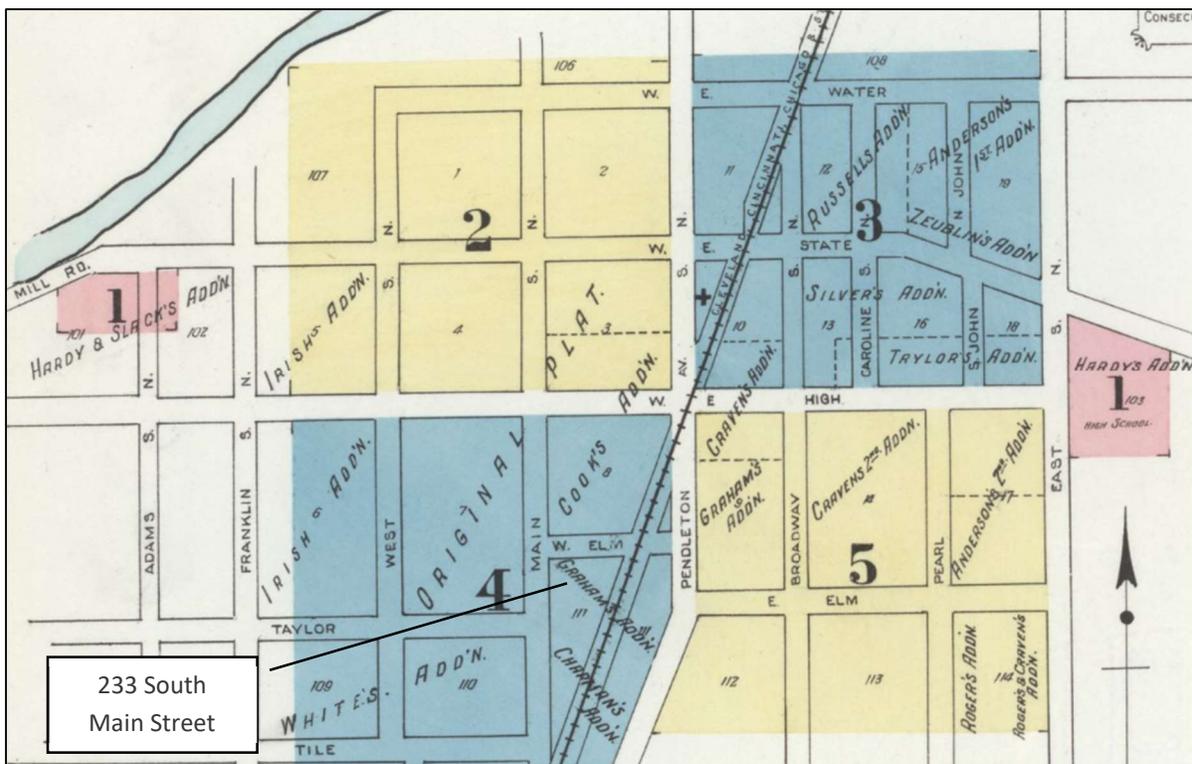


FIGURE 13: 1914 SANBORN FIRE INSURANCE MAP WITH ADDITIONS LABELED

¹² Thayer, Section 8 Page 3-5.

¹³ William D. Dalton and Jyoti A. Verderame, "Madison County," Encyclopedia of Indianapolis, last modified

April 2021, <https://indyencyclopedia.org/madison-county/>

“turn-of-the-century” characteristics. Furthermore, expanding on previous growth, 11 new additions were platted between 1887 and 1901 (Figure 13).¹⁴

The natural gas supply was originally thought to be unending, but it began running out in the early twentieth century. Although the population grew to roughly 1,250 people in 1910, there was a slight decrease as the natural gas industry fell. On the heels of the gas industry decline, agricultural production, the new auto industry, and the Falls Park development (starting in 1920) provided economic opportunities for Pendleton’s residents. Furthermore, the Pendleton Correctional Facility, formerly known as the Indian Reformatory, was constructed in 1923 and spurred growth during the 1920s. By 1928, Pendleton had two banks, a newspaper, churches, doctor offices, grocery stores, and restaurants. The 1930s economic depression impacted Pendleton, but it was revived with the rest of the country following World War II.

During the second half of the 20th century, Pendleton’s access to the state and federal highway system grew. The Town of Pendleton currently has more than 4,500 residents, is the 131st largest community in Indiana and continues to grow at an increasing rate. The largest industries in Pendleton are currently health care and social assistance, manufacturing, and education services.¹⁵

OWNERSHIP HISTORY

Thomas M. Pendleton arrived in the Fall Creek area in 1821 and settled a section of land near “The Falls.” As described earlier, 32 acres of his holdings were divided and parceled off to establish the Town of Pendleton. Thomas M. Pendleton was the youngest son born to John Pendleton and Sarah Madison in 1781 in Hanover, Virginia. He had six siblings named Edmund, Elizabeth, Sarah, James, Henry, Harwood, and Lucy. Thomas M. Pendleton married Mary Scott (1776-1856), daughter of John Scott and Sarah Chenoweth from Maryland.¹⁶ Together they had Lucy, Elizabeth (Eliza), and Thomas Henry Madison. Lucy married Leonard Bardwell, Elizabeth married Ansel Richmond, and Thomas Henry Madison married Hannah Garrett.¹⁷

Thomas M. Pendleton has been described as a “portly man of great dignity, who, even after coming to the new wilderness, adhered to the colonial style of dress, of frock coat, queue and tri-corn hat.” It appears that he died in 1834 or 1835 and was buried in Crescent Hill Cemetery which is believed to have been in the area of the Crescent Hill Subdivision near Clark Street and Center Street. In the early twentieth century, his remains were moved to West Grove Lawn Cemetery in Pendleton and a monument was constructed honoring his contributions to the Town of Pendleton.¹⁸

¹⁴ Thayer, Section 7 Page 3, Section 8 Page 4.

¹⁵ Worldview, “Pendleton, Indiana Population,” Worldview Population Demographics, accessed February 17, 2022, <https://worldpopulationreview.com/us-cities/pendleton-in-population>

¹⁶ “Groves-Menely-Shepherd-Chenoweth,” Pedigree Resource Files, Family Search, accessed February 7,

2022,

<https://www.familysearch.org/ark:/61903/2:2:3LPP-QH9>

¹⁷ “Groves-Menely-Shepherd-Chenoweth,” Pedigree Resource Files, accessed February

¹⁸ Netterville, *Centennial History of Madison County, Indiana: An Account of One Hundred Years of Progress – 1823-1923*, 17.

set their hands and seals this day by and just above written
 sealed & delivered in presence of
 Elizabeth Richmond
 Leonard Bardwell
 Lucy P. O. Bardwell
 Henry Pendleton

State of Indiana - Madison County, Ind.
 Personally appeared before me the undersigned, a Justice of the Peace in and for the County
 of said Elizabeth P. Richmond, who acknowledged the signing and sealing of the within
 and of conveyance to be Thomas H. Pendleton, for the uses & purposes therein mentioned
 in the premises whereof I have hereunto set my hand and affixed my seal this 2^d day of March
 1834.
 Elizabeth P. Richmond, Justice of the Peace.

State of Indiana - Hancock County, Ind.
 Personally appeared before me the undersigned a Justice of the Peace in and for the County of
 said Leonard Bardwell, Lucy P. O. Bardwell his wife and Henry Pendleton, the grantors named
 in the foregoing and of conveyance, to be their act and deed for the uses & purposes therein
 mentioned and also Lucy P. O. Bardwell the wife of Leonard Bardwell and Henry
 Pendleton, all his right, title, interest and claim to and in the above said premises.
 Given under my hand and seal this 30^d day of March 1834.
 E. J. Chittenden
 Justice of the Peace.

Recorded 17 February 1834

FIGURE 14: PORTION OF THE PROPERTY DEED, FEBRUARY 14, 1834. SEE THE ORIGINAL AT THE MADISON COUNTY DEED OFFICE.

5.

Thomas H. Pendleton
 to
 Palmer Patrick, his
 heirs and assigns forever.

Warranty Deed.
 Dated January 12th, 1835.
 Recorded September 2, 1835
 Deed Record 2, page 390.
 Consideration \$1500.00.

Conveys: - Beginning at the Southeast corner of the West half
 of the Northwest quarter of Section No. 21, Township eighteen North
 of Range Seven East, running from thence West sixty rods, thence
 North twenty three rods and seven links, from thence East sixty rods
 thence South twenty three rods and seven links, to the place of
 beginning, eight acres and 116/160 of an acre. Also the West half
 of the Southwest quarter of Section 21, town eighteen North of Range
 seven East, containing eighty acres more or less with a reserve of
 twenty feet square for a burial ground in which Thomas M. Pendleton
 is now interred & which reserve is forever hereafter to be consider-
 ed a burial ground for the exclusive use of the owner of the said
 piece of land and for the burial of the dead of any of the deceased
 relatives of said Thomas M. Pendleton, deceased * * * * *
 (with other real estate).

In testimony whereof the said Thomas H. Pendleton and Hannah,
 his wife have hereunto set their hands * * * * *

Signed: Thomas H. Pendleton
 Hannah Pendleton

Acknowledged January 12, 1835 by Thomas H. Pendleton and Hannah
 his wife before Wm. H. Mershon, J. P. Madison County, Indiana.

FIGURE 15: PROPERTY DEED FROM THOMAS H. PENDLETON TO PALMER PATRICK IN JANUARY 1835

It appears that Thomas M. Pendleton/family also owned the 80 acres consisting of the Southwest Quarter of Section 21, Township 18 North, Range 7 East. According to the deed dated February 14, 1834, Deed Book 3, Page 384 (Figure 14), Eliza (Pendleton) Richmond, Leonard Bardwell and his wife Lucy (Pendleton), and Mary Pendleton sold that property to Thomas H. Pendleton along with Lots 1, 2, 23, 40, and 41.¹⁹ It is unclear if these lots were from the original plat or a later addition.

Then according to Deed Record 2, page 390, on January 12, 1835, Thomas H. Pendleton and his wife Hannah conveyed 8 acres of the Northwest Quarter of Section 21, Township 18 North, Range 7 East along with 80 acres of the Southwest Quarter of Section 21, Township 18 North, Range 7 East to Palmer Patrick (Figure 15). This deed included reservation of

“20 feet square for a burial ground in which Thomas M. Pendleton is now interred and which reserve is forever hereafter to be considered a burial ground for the exclusive use of the owner of the said piece of land and for the burial of the dead of any of the deceased relatives of said Thomas M. Pendleton.”

It is assumed that the reserved land was the Crescent Hill Cemetery and that Thomas H. Pendleton and his wife Hannah were also buried there. No further documentation about Thomas H. Pendleton or his wife Hannah was identified during research for this Preservation Plan.

It is difficult to determine if Thomas M. Pendleton constructed the house at 233 South Main Street before his death, or if Thomas H.

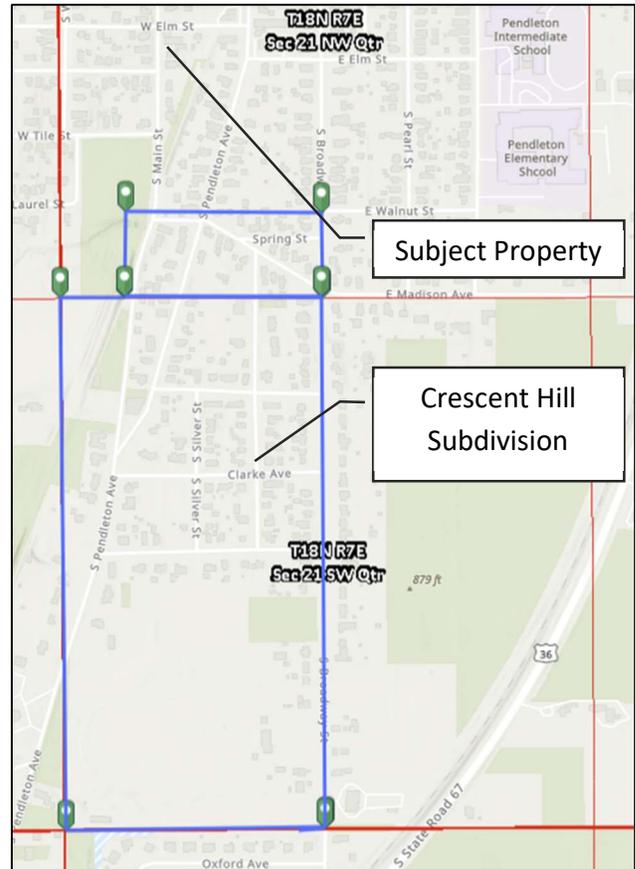


FIGURE 16: APPROXIMATELY 88 ACRES TRANSFERRED TO PALMER PATRICK FROM THOMAS H. PENDLETON

Pendleton constructed it after obtaining land. However, there are a few indications that Thomas H. Pendleton likely constructed the house after acquiring the property. An article about the First United Methodist Church in Pendleton states that early church meetings were held at Thomas Pendleton’s house which “was built around 1830-1831 on the location of what is now our post office.”²⁰ The current post office was constructed in the 1930 and features the *Loggers* painting by William F. Kaeser in 1939, a Public Works of Art Project mural. The current post office is located on the southeast corner of State and Main Street, which is Lot 23 the Original Plat

¹⁹ Madison County, Indiana, Deed Book 3: 384.

²⁰ Wyant, “History of Pendleton First United Methodist Church,” Chapter 3.

boundaries (Figure 6).²¹ Furthermore, a newspaper article from the 1920s (Figure 26) identifies the subject house as the “Fred Owens Home,” and being 78 years old.²² This indicates that the house may have been constructed in the 1840s, after Thomas H. Pendleton owned the land on which it sits. The property would have still been in Thomas H. Pendleton’s possession in 1840 because it was not included in the deed transfer to Palmer Patrick. Finally, it is worth noting that the house is located in Graham’s Addition (Figure 13), which is directly south of the original plot, likely platted during the mid-nineteenth century. Little is known about the ownership and possible alternations to the house during the second half of the nineteenth century.

The Thomas Pendleton House on Lot 1 in Graham’s Addition was purchased by the Owens family in 1910. Fred Owens was born in 1884 and married Bessie Kirkandall (1886). They had Orval, William (Bill), Charles (Charlie), Lawrence, Alice, Opal, and Geneva. According to the 1930 Census Records, Fred’s occupation was a “Steam Railroad Laborer.”²³ It appears that he may have worked for the C.C.C. & St L. Railroad, running directly east of his house.

Fred’s son, Charlie Owens was a prominent businessman in Pendleton where he ran Owens Oil Corporation and the Owens Ben Franklin



FIGURE 17: OWENS FAMILY FROM LEFT TO RIGHT: ORVAL, BILL, BESSIE, CHARLIE, LAWRENCE IN THE FRONT AND ALICE, OPAL, AND GENEVA IN THE BACK

Store. Charlie was born on November 17, 1913, and died on May 20, 2005. He married Kathryn Wilkinson and had two daughters, Marcia and Darlene. Living in the house as a child, Charlie Owens later owned it as an adult and eventually donated it to the South Madison Community Foundation with his passing.²⁴

Before being known as the “Thomas Pendleton House,” it was referred to as the “James O. Ice House” as indicated by a photograph and caption in “Pendleton Area Sesquicentennial, September 5-12, 1970.” James O. Ice married Marcia Louise Owens at the Pendleton First United Methodist Church in 1958.²⁵ It appears that the house remained in the Owens and Ice families for most of the twentieth century and into the twenty-first century.

²¹ Thayer, “Pendleton Historic District,” Section 7, Page 5.

²² Photograph of circa 1920 newspaper article about Pendleton, South Madison Community Foundation, accessed February 23, 2022.

²³ “1930 US Census Records: Pendleton, Madison County, Indiana,” US Census Records, Family Search, accessed January 25, 2022, <https://familysearch.org/ark:/61903/3:1:33S7-9R4L-GCW?cc=1810731&wc=QZFS-X6S%3A648805701%2C649495601%2C649080701%2C1589282463>

²⁴ David Humphrey, *Images of America: Pendleton* (Charleston: Arcadia Publishing, 2017) “Charlie Owens,” Person File, Family Search, accessed February 22, 2022, <https://www.familysearch.org/tree/person/details/9VPJ-18B>

²⁵ “Owens-Ice Wedding Vows Said at Pendleton,” *The Star Press*, August 25, 1958, <https://www.newspapers.com/image/251362920/?terms=%22Owens-Ice%20Wedding%22&match=1>

In the early twentieth century, the house appears to have been painted white and featured a rear wood-frame enclosure (Figure 26). Several renovations were made to the house in the 1960s and 1970s. These renovations include: reconstructing the rear porch with concrete block, replacing the first floor windows with two-over-two windows, replacing the second story windows with six-over-six windows, and constructing a shed roof over the front porch. The house now serves as the headquarters for the South Madison Community Foundation after interior renovations in the 1990s (Figure 38 through Figure 40). Most recently, the roof has been replaced and vinyl replacement windows installed.



FIGURE 18: TWO-OVER-TWO WINDOW ARRANGEMENT



FIGURE 19: SIX-OVER-SIX WINDOW ARRANGEMENT

III. ARCHITECTURAL DESCRIPTION



FIGURE 20: 1975 DRAWING OF THE THOMAS PENDLETON HOUSE

GENERAL SETTING AND MASSING

The Thomas Pendleton House is located at 233 South Main Street in Pendleton, Fall Creek Township, Madison County, Indiana. The house is located on the southeast corner of South Main Street and West Elm Street. The property is currently owned by the South Madison Community Foundation and is the headquarters for the non-profit organization. The 1,976 square feet structure sits at the northwest corner of the quarter of an acre lot. Nearby properties are mostly residential with some commercial use.

The structure is a full two-story, four-bay Colonial Federal Style house constructed circa

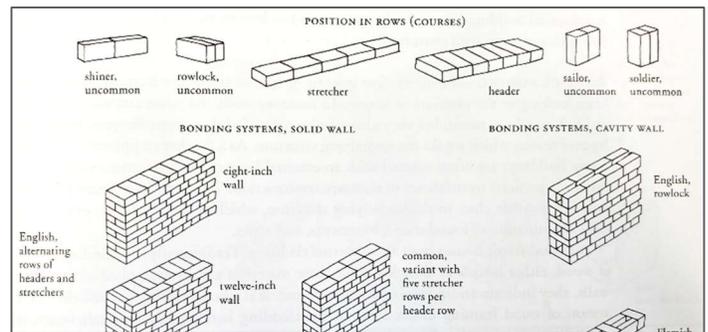


FIGURE 21: ENGLISH MASONRY (SOURCE: MCALESTER, VIRGINIA SAVAGE, A FIELD GUIDE TO AMERICAN HOUSES)

1840. Its overall form is a rear-facing L-plan, which may also be known as an I-house with a rear wing. It sits on a brick foundation and is finished above a shallow crawlspace. The house retains its masonry construction with 16-inch

thick walls on the first story and 9-inch thick walls on the second story. The south wall on the second floor of the eastern wing has only 9-inch thick walls. The exterior is constructed of English common bond brick masonry which is a variant of five or more stretcher rows per header row (Figure 21). The roof features end gables at the end of the ell (south and east elevations) and hipped on the northwest corner of the ell. The roof features contemporary asphalt shingles and has a normal slope (30-45-degrees) side-gabled on north, west, and east pitches, while only the south pitch is steeply sloped (more than 45-degrees). Interior chimneys are located at the north, south, and east ends of the ell. Only the south chimney remains above the roof, while the

other two have been removed at the roof line. Finally, a one-story shed-roof enclosure is located within the ell at the southeast corner of the structure.

The 1914 Sanborn Fire Insurance Map (Figure 22) displays the property and some of its features during that time. The two-story brick structure with a one-story frame rear porch is apparent. It is unclear if the frame porch was open or enclosed. The rear door opening on the east side of the south wing is notable. Additionally visible are the outbuildings including a one-story frame outbuilding immediately east of the house (possibly a privy, smokehouse, etc.) and a one-story frame stable that was located near the southeast corner of the property.

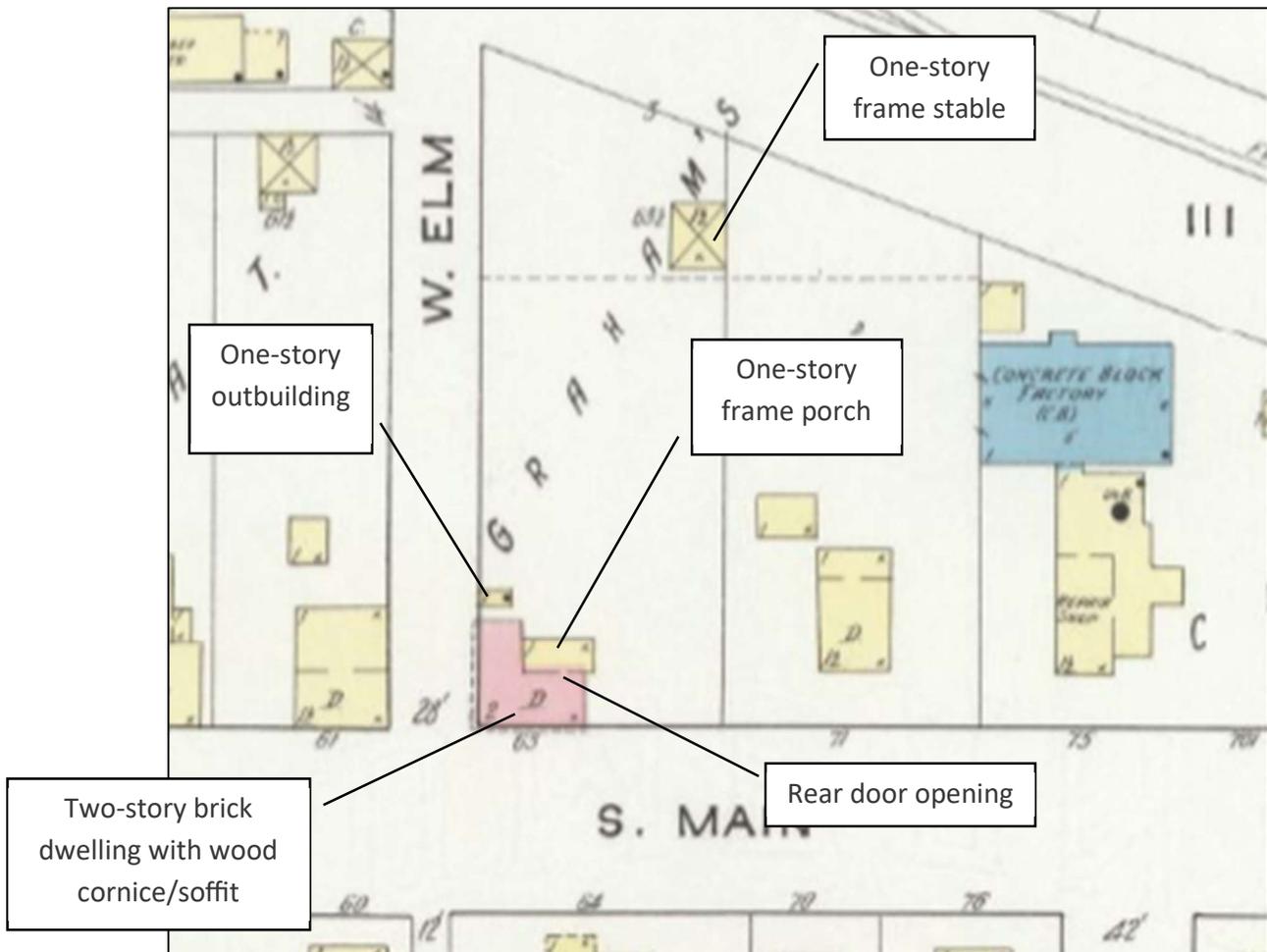


FIGURE 22: 1914 SANBORN FIRE INSURANCE MAP

LANDSCAPE FEATURES

The landscape on the property was updated circa 2014 with plantings and hardscape features. Brick pillars and a black metal fence that are surrounded by shrubs and small ornamental trees separate the Main Street frontage and rear portion of the property. This is located south of the house.

The rear hardscape consists of curvilinear crushed stone pathways intersected with circular concrete paver patios. These hardscape features enclose the mowed lawn at the center. A mixture of shrubs, perennials, ornamental grasses, ornamental trees, and other plantings in mulched beds lie between the hardscape and extents of the property. A shrub hedge lines the north end of the yard separating it from West Elm Street while a line of hardwood trees defines the east end of the property. The northeast corner of the property is defined by a contemporary wood “L” shaped fence. Shrubs and ornamental trees line the south side of the property. A contemporary concrete sidewalk is adjacent to the north elevation of the house and a river stone area separates it from West Elm Street.

The area west of the house features a contemporary brick path between the contemporary poured concrete porch and contemporary concrete sidewalk. The circa 1999 concrete sidewalk and porch replaced the previous sidewalk that ran adjacent to the house’s west elevation. The porch is flanked by mulched landscape beds of low shrubs and perennials with a “South Madison Community Foundation” wooden sign in the bed north of the porch. Finally, an iron plaque from the Town of Pendleton about Thomas M. Pendleton is located near the southwest corner of the property in front of the metal fence.



FIGURE 23: LOOKING SOUTHWEST AT THE LANDSCAPING



FIGURE 24: LOOKING NORTHEAST AT THE LANDSCAPING

WEST ELEVATION – FRONT FAÇADE

The west elevation faces South Main Street and is the primary façade. The brick is unpainted except where red paint was applied circa 1999 around the two entrances on the first story. All of the brick was likely painted white or a light shade in the early twentieth century based on a photograph in a circa 1920s newspaper article about Pendleton (Figure 26).

Two entrances are centered on the first story and feature a raised stoop. The northern door is currently used and features a main wood nine-light door and a contemporary glass storm door. The southern entrance is the same configuration and is currently covered by a commercial poster. As seen in various photos during the twentieth century, the storm doors have changed throughout the years. The current single-light storm doors allow for views of the wood doors. Between 1975 and 1981, a shed-roof porch supported by four decorative white posts was added around the two entrance doors. The porch is currently supported by three columns along its front edge and pilasters where it is attached to the house. Finally, note that small crawlspace access/vents are located on either side of the porch.

The façade features six one-over-one double-hung replacement vinyl windows. The windows are arranged equally and symmetrically with one in each bay. There are two on the first-floor flanking either side of the entrances and four windows on the second floor, one above each of the first-floor doors and windows. The windows have vertical brick lintels, lack stone or brick sills, and are surrounded by modern wood faux shutters. The original fenestration: size, orientation, and opening locations of this façade has been retained. However, the windows have



FIGURE 25: FRONT FACADE - WEST ELEVATION OF 233 SOUTH MAIN STREET

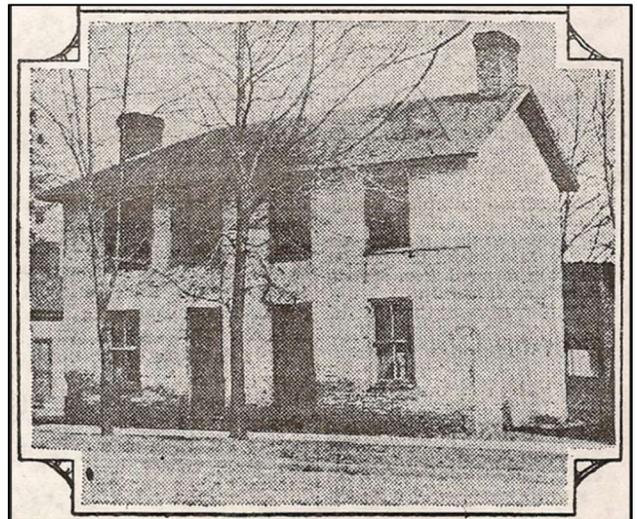


FIGURE 26: CIRCA 1920 NEWSPAPER CLIPPING OF THOMAS PENDLETON HOUSE

Pilaster: front portion of a column projecting from a wall. The remainder of the column appears to be embedded in the wall.

Single-light: window with a single pane of glass.

Nine-light: window with nine panes of glass separated with muntins.

Fenestration: the arrangement of windows and doors on the elevations of a building.

been replaced through the years. The windows were two-over-two wood double-hung sash during the 1920s (Figure 26). It appears that in the 1960s, the two first-floor windows were two-over-two double-hung sash windows, while the two northernmost second-floor windows were six-over-six replacement vinyl windows, and the two southernmost second-floor windows were six-over-six wood double-hung sash (Figure 27). Then circa 1970, all four second-floor windows were the same six-over-six replacement vinyl windows (Figure 28) before all of the windows were switched out for the current one-over-one double-hung vinyl replacements in the 1990s.



FIGURE 27: WEST ELEVATION CIRCA 1960 - 1970



FIGURE 28: WEST ELEVATION CIRCA 1970

NORTH ELEVATION

The north elevation faces West Elm Street and features masonry construction consistent with the rest of the main structure. The brick has been replaced on the lower-east portion of this elevation, which consists of a late-twentieth-century dark red masonry brick in a common bond (without header courses). This replacement brick was placed before or circa the 1960s and featured a three-light horizontal window (Figure 30).

The north elevation consists of two bays. The eastern bay features equally-spaced windows on the second floor and a centrally located horizontal window near the top of the first floor. The western bay features two equally-spaced windows flanking the interior chimney (visible by the vertical column of dark discolored brick) on the second floor. The second-floor windows feature the same window and shutters as those on the façade. The four second-story windows were previously six-over-six wood windows, and the first-story fixed window was previously a rectangular vinyl sliding window. Two iron grated vents are located off-center at the bottom of the elevation. A modern poured concrete sidewalk lines the north elevation.



FIGURE 29: NORTH ELEVATION - 2022



FIGURE 30: LOOKING SOUTHWEST AT THE NORTH AND EAST ELEVATION CIRCA 1960-1970



FIGURE 31: LOOKING SOUTHWEST AT THE NORTH ELEVATION CIRCA 1999

EAST ELEVATION

The east elevation faces the rear of the property and contains the interior of the ell formed by the main structure's massing. This elevation features masonry construction consistent with the rest of the main structure. Within the ell is a one-story, concrete block (painted red) and shed-roof enclosure constructed circa 1960-1970. This elevation contains two bays. The southern bay features a single one-over-one double-hung vinyl replacement in the second story, which is located near the south end. The shed roof enclosure is comprised of a lower pitch at this window to the south and a slightly higher pitch roof north of the window. A single contemporary skylight is centrally located in the higher-pitch roof section. The concrete block enclosure contains a two-panel contemporary wood door and a three-light sliding horizontal window.

It appears that before circa 1963, this enclosure was a wood-frame structure that featured board-and-batten cladding with a door to the north and a centrally located horizontal sliding sash window (Figure 34). Furthermore, the shed roof featured a lower section to the south and a higher section to the north that was punctuated with an interior brick chimney. It is speculated that this one-story enclosure may have originally been a frame rear porch that was enclosed during the 20th century to contain interior space for modern mechanical equipment such as a furnace, kitchen, and restroom with plumbing. Note that the 1914 Sanborn Map (Figure 22) identifies a one-story frame porch here. It is unclear if the porch was open or enclosed at that time.



FIGURE 32: LOOKING WEST AT THE EAST ELEVATION - 2022



FIGURE 33: LOOKING NORTHWEST AT THE CORNER OF THE EAST AND SOUTH ELEVATIONS CIRCA 1960-1970



FIGURE 34: LOOKING WEST AT THE EAST ELEVATION CIRCA 1960-1970

The northern bay contains the east gable end of the ell. Its brick construction is free of openings and carries the asphalt shingle roof (Figure 32). The visible south slope has a steep pitch (45-degrees or more) while the north slope is a normal pitch (30 to 45-degrees). This gable end contains a centrally located interior chimney (visible by the vertical column of dark discolored brick). Before circa 1963, the chimney extended beyond the roofline with the north chimney edge aligned with the ridge (Figure 34). The brick masonry in the bottom quarter of this wall contains some deteriorated brick and mortar joints. A modern poured concrete sidewalk extends beyond the length of the east elevation.

SOUTH ELEVATION

The south elevation faces the side yard and property to the south (239 South Main Street). This elevation consists of the south gable end, the one-story enclosure within the ell, and the south wall of the second story on the east wing. This elevation features masonry construction consistent with the rest of the main structure.



FIGURE 35: LOOKING NORTH AT THE SOUTH ELEVATION - 2022

This elevation contains two bays. The west bay contains the south gable end. Its brick construction is free of openings and carries the asphalt shingle roof with a normal pitch. This gable end contains a centrally located interior chimney (visible by the vertical column of dark discolored brick). The chimney extends above the roofline (centered on the ridge) and is tapered and capped with limestone. The brick masonry in the bottom quarter of this wall contains some deteriorated brick, mortar joints, and concrete parging. A mulched landscape bed with small decorative trees and shrubs is located in front of this bay.

The eastern bay features a single one-over-one double-hung vinyl replacement window in the second story, which is located near the east end. This bay also features the one-story shed roof enclosure within the ell. The south wall contains two windows in the concrete block wall that are covered with contemporary wood boards, the electrical meter, and contemporary board siding between the wall and roofline. A solid horizontal-board fence in front of this wall additionally screens the air conditioner compressor.



FIGURE 36: LOOKING NORTHWEST AT THE CORNER OF THE EAST AND SOUTH ELEVATIONS - 2022

FIRST FLOOR INTERIOR

The first floor consists of six rooms: three rooms that create the original ell form and a kitchen, restroom, and mudroom in the one-story enclosure (Figure 37). Rooms #1 and #2 create the west side of the ell and are bisected by a 20-inch-thick brick wall centered between the two front doors. These two rooms are connected through an open doorway. A reconstructed contemporary fireplace is centrally located on the south wall Room #2. Stairs to the second floor are located in the northeast corner of Room #1. This room also features a centrally located bump-out on the north wall that contains the interior chimney. Room #3 creates the east return of the ell and is located in the northeast corner of the house. This room is also separated from Room #1

by a 20-inch-thick brick wall with an open doorway. Room #3 also features a centrally located bump-out on the east wall that contains the interior chimney with closets on each side. Finally, an open doorway on the south wall leads to the kitchen in the one-story enclosure. This doorway may have originally been an exterior door that opened to a rear porch. Furthermore, a contemporary half bathroom and mudroom/closet are located south of the kitchen.

The floors are covered in carpet, except for the south portion of the kitchen and adjacent bathroom, which are vinyl. The walls are covered with wallpaper, and the ceilings and closets are painted.

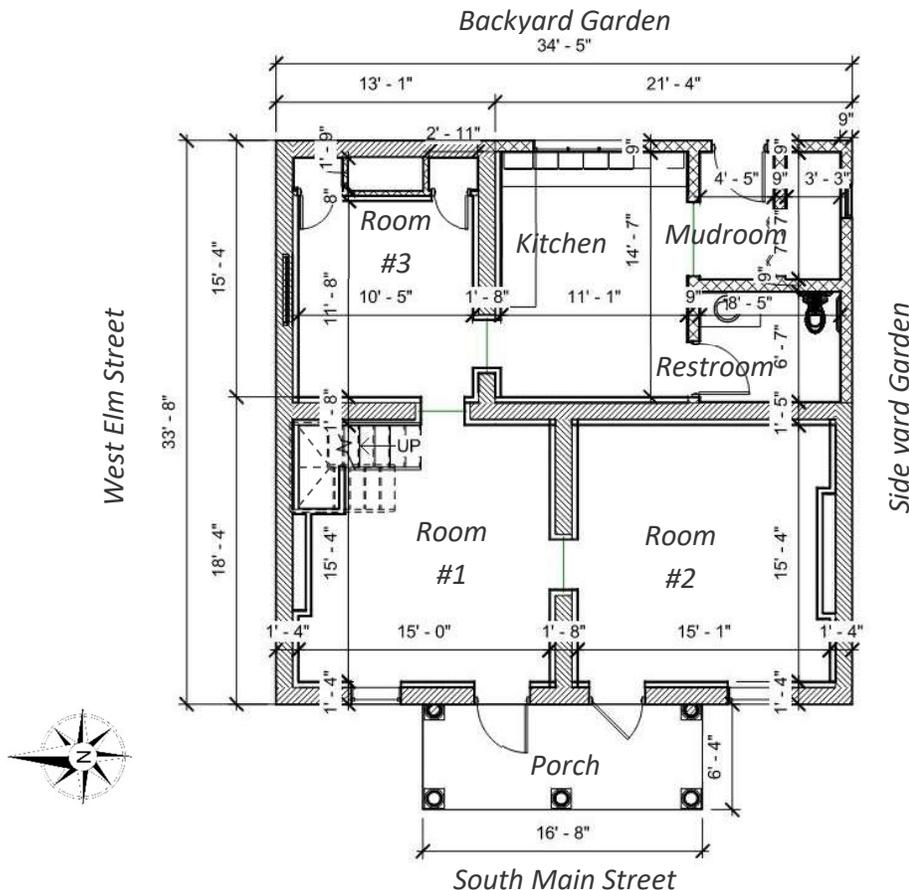


FIGURE 37: FIRST FLOOR PLAN - 2022

Alterations have occurred to the original first floor interior, particularly to the hearths and stair configurations. The south hearth has been updated with a contemporary fireplace while the north and south hearths have been covered. It appears that the original stairs may have been circular steps in both the northeast corner and southeast corners of Rooms #1 and #2. The southeast stairs have been removed and the northeast stairs replaced with a contemporary straight staircase. Furthermore, the window opening near the southern end of the east wall was enclosed. The following photos depict some of these alterations prior to the most recent renovations. The window opening is apparent in Figure 39, but shown as a door in the 1914 Sanborn Map (Figure 22).



FIGURE 38: LOOKING SOUTH AT THE SECOND FLOOR HEARTH THAT HAS BEEN COVERED – 1990S



FIGURE 39: LOOKING AT THE SOUTHEAST CORNER WHERE THE STAIRS WERE REMOVED, A CONTEMPORARY HEARTH INSTALLED, AND WINDOW OPENING ENCLOSED – 1990S



FIGURE 40: LOOKING AT THE NORTH INTERIOR CHIMNEY THAT WAS COVERED AND STAIRS THAT WERE REPLACED – 1990S

SECOND FLOOR INTERIOR

The second floor contains three rooms: a conference room, storage/mechanical space, and a full bathroom. The large conference room extends across the entire western portion of the ell and contains the stairs from the first floor in the northeast corner. The walls feature white-painted wood trim with paneled wainscoting, a picture rail, and wallpaper. The floor is carpeted, and the ceiling is painted. An open doorway near the north end of the east wall leads to the storage/mechanical space and bathroom at the east end of the wing. The storage/mechanical space features acoustic ceiling tiles, carpet, and wallpaper, along with the furnace and a closet. The bathroom is east of the storage/mechanical space and accessed by a historic four-panel door.

The second-floor wall thicknesses of the east wing are apparent through the window openings in the bathroom. The south wall measures 9 inch-thick while the north wall measures 12 inch-thick. Finally, the bathroom features white trim, vinyl tile, and acoustic ceiling tiles. The fixtures include a contemporary toilet in the northeast corner, a contemporary vanity centered on the interior chimney projection, and a contemporary shower in the southeast corner.

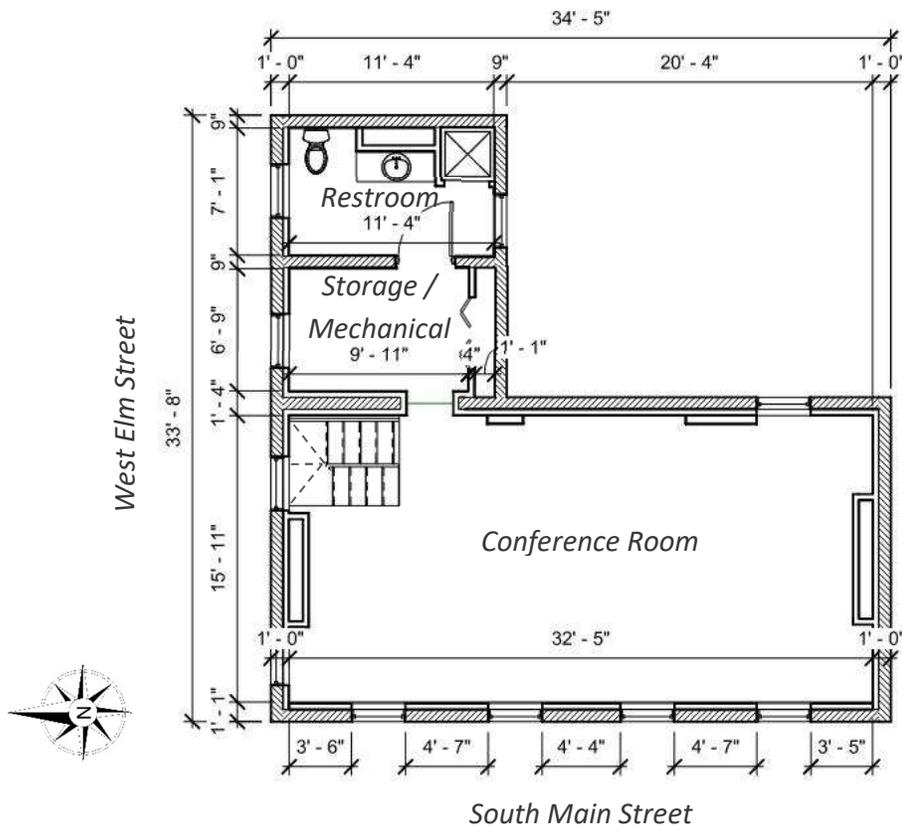


FIGURE 41: SECOND FLOOR PLAN - 2022

ATTIC

The attic is above the two-story ell structure, contains forced air ducts, and is accessed through an unsealed opening above the storage/mechanical space on the second floor. It is unfinished with the second-floor sawn-cut ceiling joists that are covered with blown-in-cellulose insulation. The roof system is visible and consists of sawn-cut rafters sistered with contemporary 2x4s and sheathed with contemporary OSB decking. Note that the rafters lack a ridge board and there is a gap in the OSB decking that allows for a ridge vent. As previously noted, the roof is a gable end (with the south side of the east wing being a steep pitch), except for the hipped northwest corner. The hip rafter appears to be the only hand-hewn framing member in the attic, evident by the exposed adze or ax marks (Figure 43). Finally, the interior chimney shafts are visible at the south and east gable ends. The chimney at the south end is centered on the ridge and projects above the roof, while the chimney on the east end angles to the south and is removed to just below the roof. The chimney shaft at the north end of the hip corner has been removed below the wall and ceiling juncture.



FIGURE 42: SOUTH GABLE ATTIC INTERIOR



FIGURE 43: HAND-HEWN HIP RAFTER



FIGURE 44: EAST GABLE ATTIC INTERIOR

IV. EVALUATION OF SIGNIFICANCE

The Thomas Pendleton House contains the original structure, constructed circa 1840, and 20th century rear enclosure and front porch. The original structure retains a good degree of exterior integrity and architectural significance. Alterations to the original structure include replacement windows, fenestration changes on the north and east elevations, and the north and east chimneys removed. The additions and heavily altered rear enclosure, window shutters, and front porch do not portray architectural significance.

PERIOD OF SIGNIFICANCE

The period of significance for the Thomas Pendleton House is recommended as circa 1840 through the 1920s. It appears that the structure saw no major changes from the time of its construction through the time of the photograph taken in the 1920s (Figure 26) when Fred Owens owned the property.

AREAS OF SIGNIFICANCE

Architecture: The Thomas Pendleton House is significant in vernacular architecture and construction. The structure is one of the best and earliest examples of a Colonial Federal Style L-plan (or I-house with a rear wing) house in Pendleton.

Settlement: The Thomas Pendleton House is significant in the area of Settlement for its association with the Pendleton family and the Town of Pendleton's settlement. The period of significance begins shortly after the Town of Pendleton was named for Thomas M. Pendleton and the structure is one of the oldest extant houses from that era of Pendleton's development.

CHARACTER DEFINING FEATURES AND INTEGRITY

The Thomas Pendleton House retains character-defining features from the period of significance. The following extant character-defining features, known as the historic fabric, was identified at the time of this preservation plan. Please see corresponding photographs in Appendix A.

Exterior

- The overall massing of the two-story rear-facing L-plan structure with rooms one deep remains consistent.
- The overall fenestration, window and door opening sizes and locations, remains intact. The windows and doors have been replaced; however, they generally adhere to the original sizes and locations, particularly on the façade. However, fenestration alterations have occurred on the north wall and a window/door enclosed on the first floor of the east facing wall. The window shutters are a 20th century alteration that lower integrity.
- Overall, the loadbearing brick masonry walls with header courses between five stretcher courses, vertical brick window lintels, and lack of header courses where interior chimneys are located remains largely intact. The brick masonry at the east corner of the north wall, however, has been altered.
- The interior masonry chimneys are intact below the roof line, except for the south chimney that remains above the roof line.
- The discontinuous wood frieze band/return on the gable ends is exposed and integrated into the brick masonry.

- The hipped and gabled roof configuration is extant and may be the original configuration with the hand-hewn hip rafter in place.
- The front porch and concrete block rear enclosure are 20th century alterations/additions that lower integrity.

Interior

- The overall room layout remains intact with the door and window openings in the loadbearing masonry exterior and interior walls. The placement of the two front entry doors is a character-defining feature.
- The interior chimney locations are extant, but all fireplaces are covered except for the southernmost fireplace that has been replaced with a contemporary hearth.
- The stairwell is in the original location, however the original stairs (possibly a circular-style staircase) have been replaced with contemporary steps and railing. Furthermore, the second stairwell in the southeast corner of the south office (Room #2) was removed.
- Some plaster remains adhered to the brick walls but covered with contemporary materials. Meanwhile, some plaster and lath ceilings remain but are covered by a contemporary drop-style ceiling.
- The four-panel door to the second-floor bathroom is historic and retains historic hardware.
- The built-in cabinet in the southwest corner of the second-floor conference room features two-panel doors and may be original.

GENERAL INTEGRITY

Location: The structure retains a high degree of integrity of location, remaining in its original location and having never been moved.

Design: The structure retains a moderate degree of integrity to its original design. The fenestration alterations, replacement of the historic windows, front porch addition, rear porch alterations, and chimney removals have moderately altered the structure's exterior appearance.

Setting: The structure retains a moderate degree of integrity of setting. The immediate parcel/site has gone through major changes since the period of significance with sidewalks, building demolition, and garden landscaping. The site's wide context of the residential neighborhood retains an overall historic appearance while its proximity to Fall Creek and the central commercial district along State Street remains unchanged.

Materials: The structure retains a moderate to high degree of integrity of materials. Overall, exterior materials remain largely intact and in good condition while most of the character-defining interior materials have been lost or concealed by alterations to fulfill the changing needs of property owners and the South Madison Community Foundation.

Workmanship: The structure retains a moderate to high degree of integrity of workmanship. The exterior brick masonry displays the brick

construction and workmanship of the craftspeople who built the Thomas Pendleton House.

Feeling: The structure retains a moderate degree of integrity of feeling in its present condition. Feeling is an intangible quality of a historic property that evokes the sense and experience of the period of significance. The structure's exterior retains a moderate to high degree of integrity of feeling, while the interior retains a moderate degree of integrity of feeling.

Association: The structure retains a moderate degree of integrity of association, being converted from a private residence to an office for non-profit operations.

HISTORIC DESIGNATIONS

In 1991, the structure was identified as a contributing structure to the National Register of Historic Places-listed Pendleton Historic District (NR-0988). At the same time, it was listed on the Indiana Register of Historic Sites and Structures. In 1981, it was rated a "Notable" structure (# 095-015-61422) in the Indiana Historic Sites and Structures Inventory ("IHSSI"). Finally, it is a "Notable" structure in the Local Historic District under the jurisdiction of the Pendleton Historic Preservation Commission. A Certificate of Appropriateness (COA) will be needed for a change in the exterior appearance to the Thomas Pendleton House.

V. TREATMENT PHILOSOPHY

The National Park Service outlines four interrelated treatment approaches of historic properties: preservation, rehabilitation, restoration, and reconstruction. Preservation focuses on the maintenance and repair of existing historic fabric and retention of a property's form as it has evolved over time. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. Rehabilitation should occur while preserving historic features that portray significance. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods and reconstructing missing features. Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

RECOMMENDED TREATMENT PHILOSOPHY - PRESERVATION

Preservation is the overall recommended treatment philosophy for the Thomas Pendleton House. As mentioned above, the preservation treatment approach focuses on maintaining and repairing the extant historic fabric. Typically, new exterior additions are not within the scope of the preservation treatment approach, however, the limited and sensitive upgrading of

mechanical, electrical, plumbing, and other code-required work is appropriate.

Historic features are those elements that were constructed during the period of significance. While non-historic features are alterations made after the period of significance. Please see the Evaluation of Significance section starting on page 26 for more information.

While it is usually recommended to select and utilize one overall treatment approach throughout the course of a building project to avoid inappropriate combinations of work, it is worth noting that rehabilitation and restoration approach philosophies may be utilized as appropriate. The overall Thomas Pendleton House preservation should allow for rehabilitation and restoration of particular elements as necessary. As such, it is recommended that if rehabilitation occurs, it be performed in a manner that impacts the historic fabric as little as possible and that it does not prevent the future restoration of historic elements. With regard to restoration, it is recommended that extant historic elements of the Thomas Pendleton House be returned to the period of significance, when possible.

VI. CONDITIONS ASSESSMENTS

EXTERIOR MASONRY AND STRUCTURAL FRAMING SUMMARY

ARSEE Engineers completed a condition assessment of the exterior masonry and wood structural system of the Thomas Pendleton House. Generally, the structure was found to be in fair condition for its age due to issues with the brick masonry and structural system. The highest priority repairs include:

1. repointing severely eroded mortar joints and replacing damaged or missing masonry and
2. replacing the damaged floor joist in the first-floor office (Room #2). Will likely involve floor replacement and adjusting floor trim to fit. The interior wall appears to be sound.

All issues should be addressed for the structure's preservation and continued use. The repairs should be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs from the National Park Service. Please see the complete *Exterior Masonry and Structural Assessment* with costs estimates in Appendix B.

BUILDING SYSTEMS SUMMARY

RQAW completed a condition assessment of the mechanical, electrical, and plumbing (MEP) systems of the Thomas Pendleton House. The assessment identified existing building comfort issues with the heating, venting, and air conditioning (HVAC) system and generally recommends separating the first floor and second floor with individual Air Handling Units (AHUs) and/or better separating the two air spaces. The existing electrical and plumbing systems are generally in good working order, but some minor improvements could be made. Please see the complete *Building System Assessment* in Appendix C.

OTHER CONDITIONS ASSESSMENTS

Additionally, RQAW identified other existing conditions issues related to the *Exterior Masonry and Structural Assessment* and *Building System Assessment*. Please find the proposed improvements in the Recommendations section below and photographs with captions in Appendix D.

VII. TREATMENT RECOMMENDATIONS

As part of this Preservation Plan, the following treatment recommendations are made based on on-site observations, historic research, and historic photographs. Recommendations are categorized and subdivided into prioritized levels of high, medium, and low. Please see the *Exterior Masonry and Structural Assessment*, Appendix

B, for full detail of many of the structural and exterior recommendations. Please see the *Building Systems Assessment*, Appendix C, for full detail of many interior recommendations. Photographs can be found in Appendix D for the other recommendations.

STRUCTURAL RECOMMENDATIONS

| | |
|--------------------------|--|
| High Priority | Replace damage joists and floor in Room #2 |
|--------------------------|--|

EXTERIOR RECOMMENDATIONS

| | |
|----------------------------|--|
| High Priority | Repoint mortar joints and replace damaged or missing masonry |
| | Repair all flashing, particularly around the chimney and along the rear shed roof |
| | Repair failed paint by preparing, priming, and painting all wood siding and trim |
| | Address bulk moisture by adding downspout extenders |
| | Clean and repair gutters to properly drain to downspouts |
| Medium Priority | Vent the attic by adding soffit intake vents to reduce moisture condensing on the underside of the roof deck |
| | Remove failed coating from masonry on the south elevation |
| | Vent the shed roof by adding intake vents at the soffits and outlet vents near the top of the shed roof |
| | Replace wood clapboards on the south wall of the shed roof with a wall assembly that includes sheathing, a weather barrier, and new siding |
| | Remove front porch to restore facade |

| | |
|-------------------------|---|
| Low Priority | Remove faux shutters and consider replacing with period-appropriate operable wood shutters |
| | Replace rear concrete enclosure with wood frame structure |
| | Remove horizontal window on north elevation and fill in with matching brick |
| | Replace windows when needed with two-over-two wood-sash windows as pictured in the 1920s (Figure 26), or six-over-six that were plausible a in the 19 th century. Windows should fit in original openings. |
| | Replace roof with dimensional architectural asphalt shingles when needed |
| | Trim trees, shrubs, and other plantings away from the structure |
| | Remove built up mulched beds adjacent to the structure |

INTERIOR RECOMMENDATIONS

| | |
|----------------------------|--|
| Medium Priority | Investigate and repair the slope in the kitchen floor |
| | Add a second AHU or modify the existing HVAC system to better separate the first and second floors |
| | Control air and moisture infiltration by air sealing floor, ceiling, and masonry wall penetrations, such as openings for HVAC ducts, wiring, plumbing, light fixtures, etc. Additionally, do not create more penetrations through the original exterior masonry walls (if new HVAC, electrical, plumbing work is performed for example). |
| | Replace the drop ceiling on the second floor with drywall to reduce air entering to the attic |
| | Air seal door openings, particularly the rear door to mudroom/kitchen |
| | Air seal attic openings, including both the second-floor attic and first floor shed roof attic |
| Low Priority | Replace existing lighting with energy efficient LED lights |
| | Complete other miscellaneous electrical improvements (such as adding conduit) as outlined in the Building Systems Assessment in Appendix C |
| | When replacing the water heater, consider a tankless heater |
| | Replace the gas meter and other miscellaneous plumbing improvements as outlined in the Building Systems Assessment in Appendix C |
| | Repair cracks in walls that are of aesthetic concern |
| | Close rodent access to the attic |

VIII. POTENTIAL TREATMENT COSTS

The following potential treatment costs are estimates based on RQAW’s familiarity with local costs. Treatments should be implemented as funding permits, while some portions of the treatments may be performed by skilled volunteers.

| | Action Item | Cost |
|----------------------------|---|--|
| High Priority | Exterior repairs as presented in the assessment by ARSEE Engineers in Appendix B | \$25,000 (spot repointing) to \$55,000 (100% repointing) |
| | Floor joist repairs and some repairs to the attic space as presented in the assessment by ARSEE Engineers in Appendix B | \$20,000 |
| Medium/Low Priority | HVAC repairs (solutions 1-5 options) | \$27,000 |
| | Closing off 2nd floor with wall and door | \$5,000 |
| | Electrical, including LED lights, but does not include data wiring | \$7,500 |
| | Plumbing, includes water heater | \$3,500 |
| | Gutters, shed roof venting, and shed roof wall assembly | \$10,000 |
| | Air and rodent sealing | \$10,000 |
| | Remove window shutters and front porch | \$7,500 |
| | Investigate and repair kitchen floor | \$9,000 |

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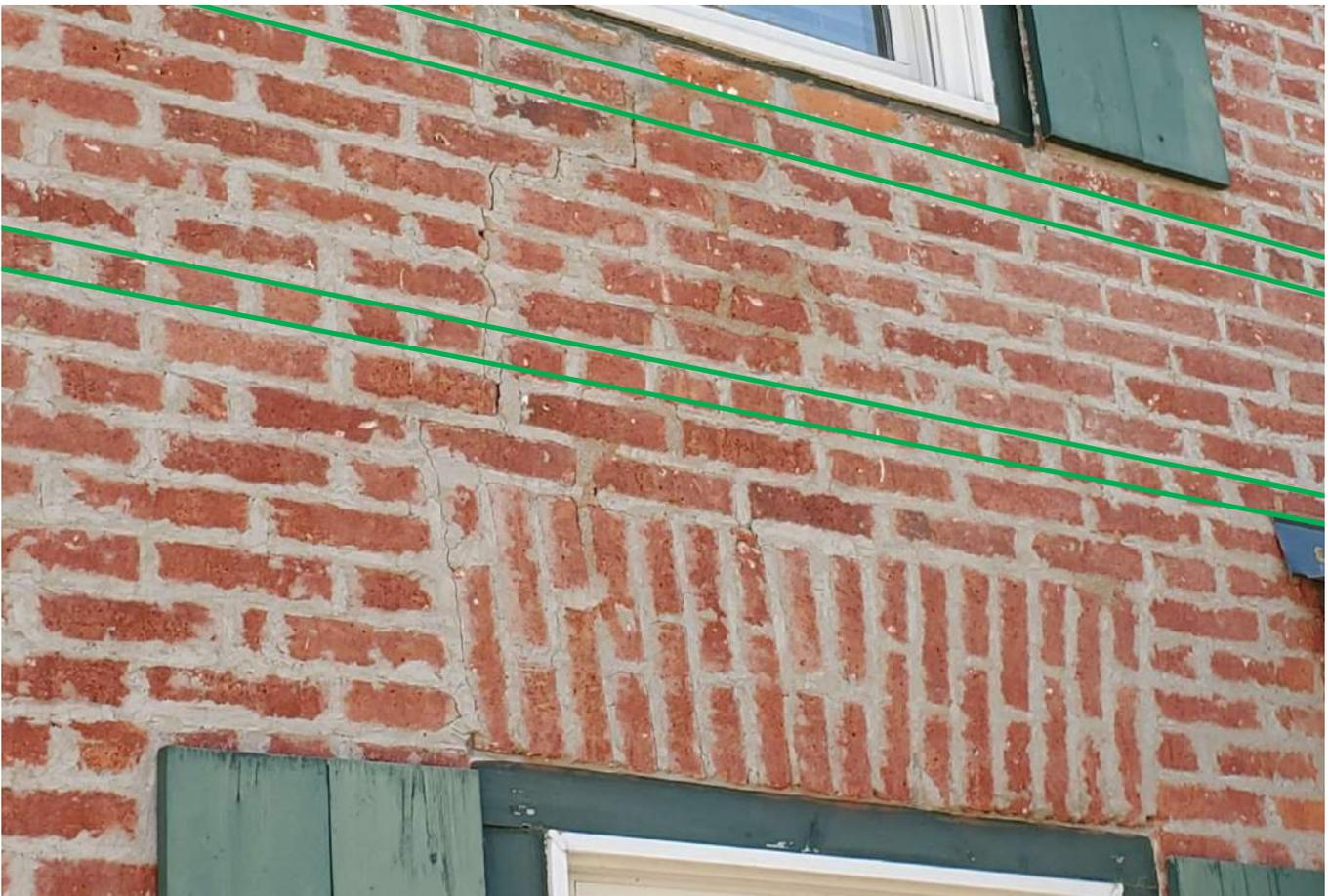
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Appendix A:

Historic Integrity Photographs



1. Integrity with original fenestration and gable/hip roof. Shed roof porch addition and faux shutters reduce integrity. Recommend removing the porch and faux shutters to restore the façade.



2. Masonry detail showing the header course highlighted in green between stretcher courses and vertical brick window lintels.



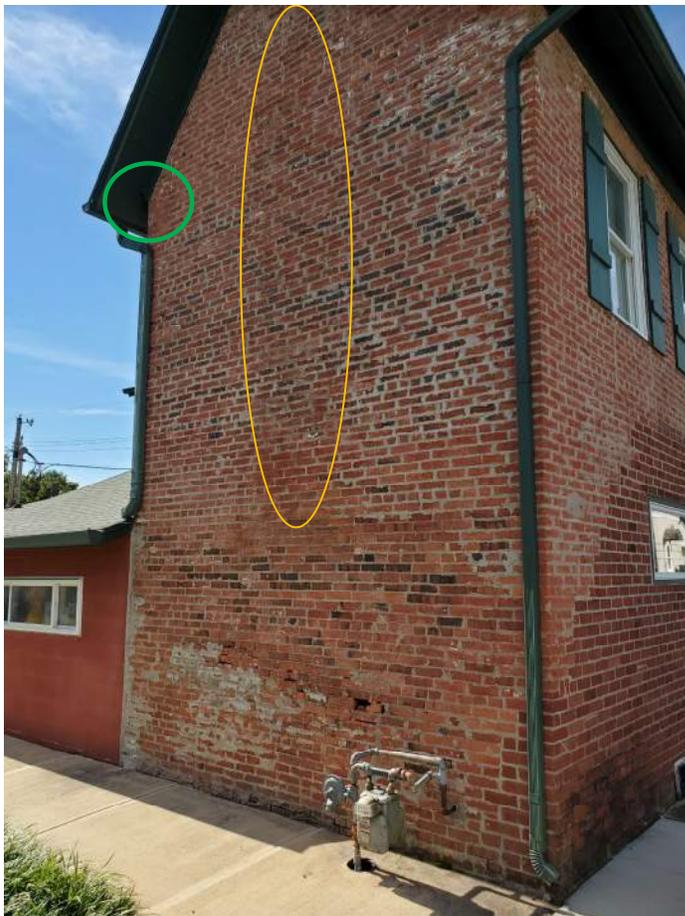
3. Vinyl replacement windows and frame alterations lower historic integrity, but overall fenestration is largely intact. Recommend wood-sash replacement windows to fit original openings when needed.



4. Reduced integrity due to wall and window opening alterations. The horizontal window is not appropriate for the fenestration. Recommend removing and filling in with matching brick.



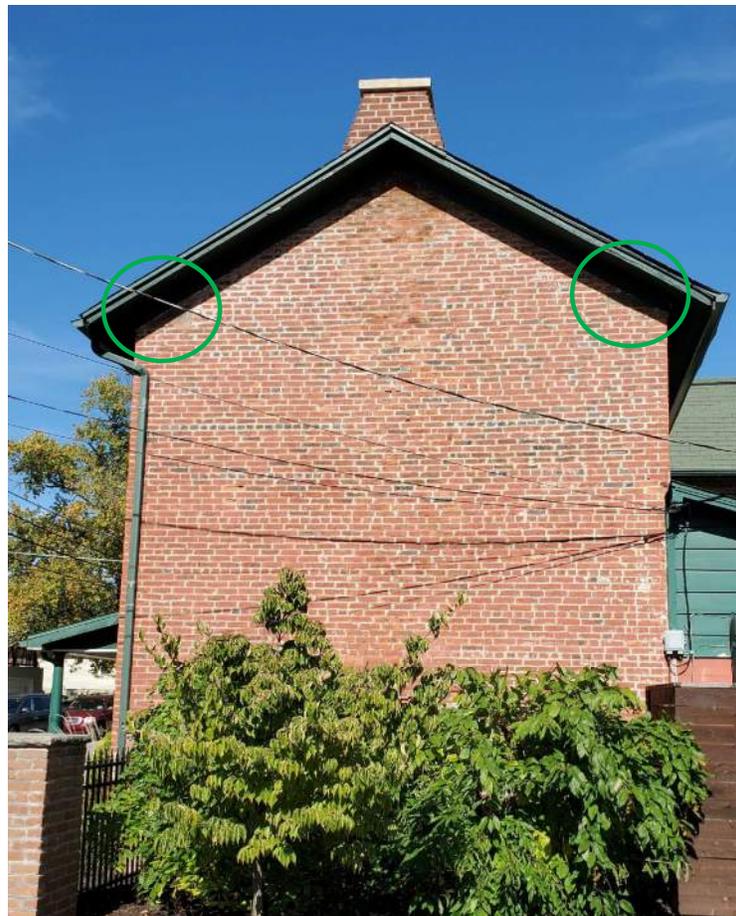
5. Former chimney removed above the roofline (green). Evidence of interior chimney is visible by the darker brick (yellow).



6. Evidence of interior chimney is visible by the darker brick (yellow). Interior chimney also defined by lack of header courses through the center of the elevation. Discontinuous wood frieze band/return at the roof/wall junction (green).



7. Reduced integrity due to c. 1965 single-story concrete block and shed roof alteration. Likely to have replaced a nineteenth century wood-frame rear porch. Consider replacing with a wood-frame structure. Original fenestration in second-story windows.



8. Integrity retained with interior chimney projecting above the roof line and discontinuous wood frieze band/return at the roof/wall junction (green).



9. Detail of the discontinuous wood frieze band/return at the roof/wall junction.



10. Contemporary fireplace in front office replaced the original.



11. Looking up from the northeast closet. Evidence of plaster and lath ceiling, and sawn floor joists, and tongue and groove flooring.



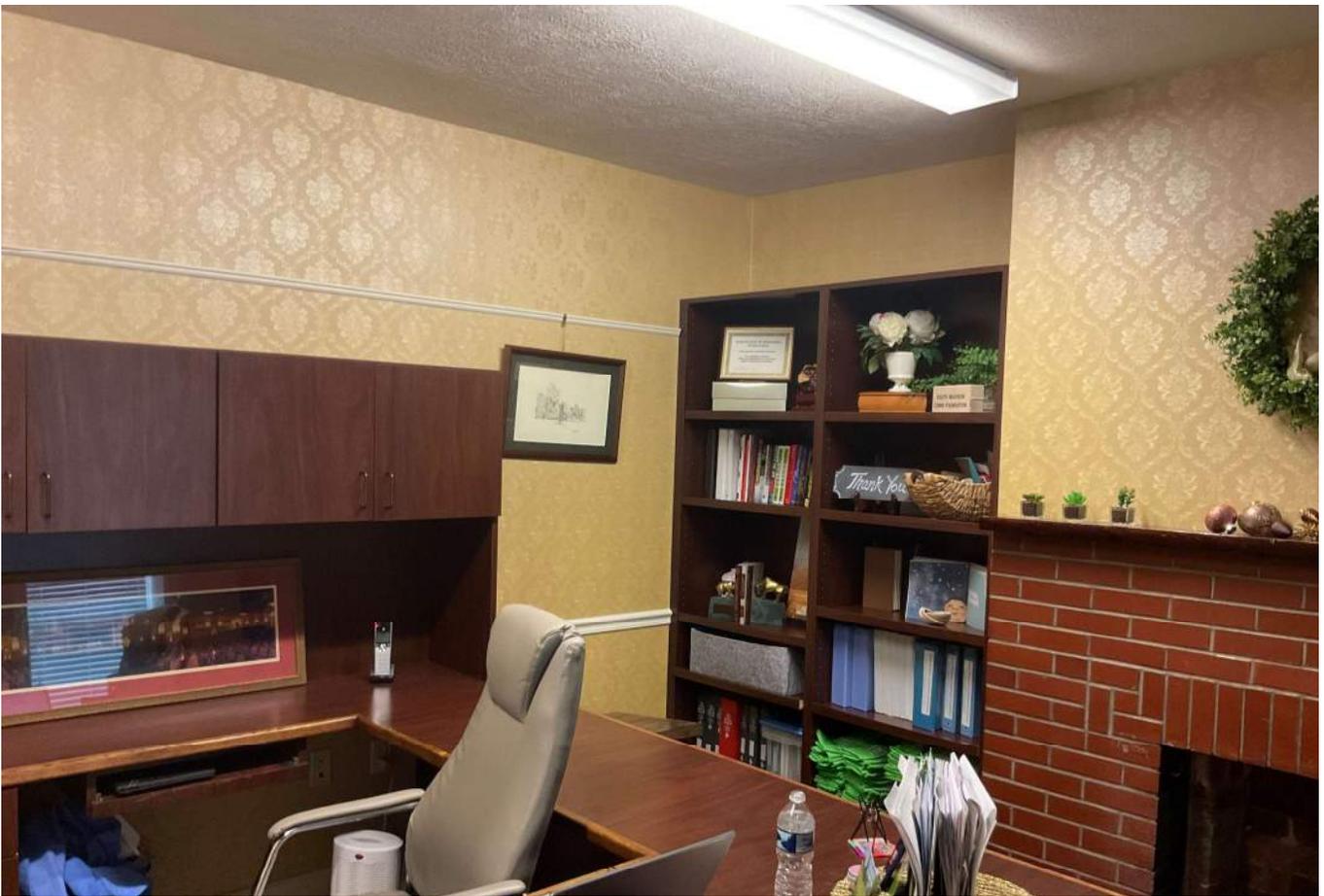
12. Open stairwell along interior wall and interior chimney (former fireplace) behind display case.



13. Wood nine-light entry door.



14. Matching entry door in front office.



15. Former stairs removed and window/door opening enclosed.



16. Original second-story window openings.



17. Added chase for HVAC ducts and electrical wire. Stairwell in corner removed.



18. Lath and plaster ceiling above 2nd floor drop ceiling.



19. Historic four-panel door with historic hardware.



20. Plaster on brick walls behind bathroom wall covering. Plaster could be restored.



21. Interior chimney with likely second floor fireplace, and historic built-in cabinets.



22. Second floor access to the attic.



23. Looking west toward the roof hip. Contemporary rafters sistered to historic sawn rafters. Note the south and north roof pitches and lack of a ridge beam.



24. Looking at the east chimney that angles to the south and is removed at the roof line.



25. Hand-hewn rip rafter. All other rafters are sawn and likely not original.



26. Looking east at the attic access and east gable.



27. Looking at the south chimney that extends above the roof line.

Appendix B:

Exterior Masonry and Structural Assessment



ARSEE ENGINEERS, INC.

CLIENT ORIENTED — BY DESIGN

Thomas Pendleton House Assessment

for

Mr. Jason Soderlund

RQAW

8770 North Street Suite 110

Fishers, IN 46038



April 29, 2022

Mr. Jason Soderlund
RQAW
8770 North Street Suite 110
Fishers, IN 46038

Re: Thomas Pendleton House Assessment

Dear Jason:

We have completed our assessment of the exterior masonry and structural framing of the Thomas Pendleton House at 233 South Main Street in Pendleton, Indiana. The house was constructed circa 1830 by Thomas Pendleton, credited as having the first plat of his namesake village surveyed in that same year.

The home is a two-story brick masonry I-house with four bays across the Main Street façade, with two entry doors across this elevation. The southern elevation hosts a brick chimney that projects above the gabled roof. The opposite end of the L-shaped roof on the east elevation is hipped. A shed-style addition was added to the rear of the home. Overall views of the Thomas Pendleton House are shown in Photos 1 through 4.

ARSEE Engineers visited the Pendleton House to perform a condition assessment of the exterior masonry and wood structural system. Visual observations of the exterior were made from ground and roof levels. Accessible areas of the attic were viewed firsthand, while remote camera systems were utilized to facilitate observations in the shallow crawlspace areas beneath the home.

The house was generally found to be in fair condition for its age. Issues within the brick masonry façade and wood structural system will need to be addressed in order to ensure that the house can continue to serve the Pendleton community into its next 100 years. A number of missing brick and areas of eroded mortar joints were observed across all elevations. Such conditions lead us to believe that an inappropriate repair mortar may have been used in the past. Other pointing repairs have been simply skimmed over the surface and will not provide a lasting, durable repair.

A significant slope was evident in the southernmost office on the first floor. Further investigation led us to the conclusion that insect damage was the root cause of the deformation. Repair efforts will require the removal and reconstruction of the floor joists in this area.

Other areas of concern include bulk moisture management on the exterior of the building and ventilation and humidity concerns within the attic.

Our more detailed observations and repair recommendations follow.

OBSERVATIONS

- A brick masonry chimney penetrates the roof on the south end of the house as shown in Photo 5.
- The asphalt shingles were found to generally be in fair condition as shown in Photo 6.
- A temporary roof patch was installed on the southern edge of the shingled roof as shown in Photo 7. No active roof leaks were reported.
- The valley at the roof intersection were simply covered in shingles rather than with a metal valley flashing that would provide a more durable installation as shown in Photo 8.
- The addition on the east elevation is covered with a simple shed roof as shown in Photo 9. A number of gaps were found between the flashing and the brick as shown in Photos 10 and 11. The sealant joint that closes off the flashing was typically found to have failed as shown in Photo 12.
- Downspouts on the upper roof empty directly onto the shed roof as shown in Photo 13.
- An area of eroded masonry was observed on the south elevation beneath the chimney as shown in Photo 14 and 15. The brick chimney is stepped, making flashing details more difficult as shown in Photo 16. It is more generally more effective for flashings to be turned into a reglet within the masonry rather than being simply surface sealed with sealant.
- Other areas of eroded masonry were observed on the north and east elevations as shown in Photos 17 and 18. The joints in several areas were found to be completely eroded as shown in Photo 19.
- In some areas, a harder repair mortar was installed over a softer mortar, hastening the erosion of the softer material, as shown in Photo 20. What appears to be a sound mortar joint can hide significant deterioration of the substrate mortar inside the wall as shown in Photo 21.
- As seen in Photos 22 and 23, some repairs have simply smeared mortar over deteriorated areas and are not of sufficient depth to be durable.
- A crack within the brick as found between two windows on the west elevation as shown in Photo 24.
- Remnants of a coating were found on the south elevation as shown in Photo 25. Such remnants can catch and hold moisture against the masonry and should be removed.
- An area that was previously reconstructed was found on the north elevation as shown in Photo 26. The area appears to have once been a door opening that has been infilled along

with an area to the east that had collapsed. The repair brick are much darker in color than the original masonry.

- Some of the brick beneath the eaves of the roof show signs that the masonry had been painted at one time as shown in Photos 27 and 28. Depending on the type of coating used and the amount of time that it covered the exterior, this may be a contributing factor to the advanced erosion within some areas of the masonry.
- The paint on several areas of the wooden siding and trim has failed as shown in Photos 29 and 30.
- Soiled masonry was found near grade level on the northeast corner as shown in Photo 31. This is believed to be the result of splash back from the sidewalk running along the north elevation of the building.
- Landscaping on the Main Street elevation is close enough to the wall to trap moisture within the masonry as shown in Photos 32 and 33. A heavy layer of mulch can be a pathway for moisture and insects to enter the building as shown in Photo 34. A downspout on the southern end of the building empties directly into the planting bed, directing a large amount of water into this area. See Photo 35.
- A notable slope was observed within the southernmost office on the first floor. The displacement measured almost five inches over four feet near the office door. We were able to utilize our remote-controlled camera to observe the condition of the framing in this room from the crawlspace below. Many of the framing members observed contained what we believe to be insect damage. Repairs to this area will require removal of the finish floor in order to access and replace damaged joists. See Photos 36 through 40.
- Failed paint and some slight displacement were observed above a built-in cabinet on the south elevation of the second-floor conference room as shown in Photos 41 through 44. Damage is believed to be due to moisture infiltration from the flashing around the masonry chimney on the south end of the building.
- A section of the attic was observed from an entry point on the second floor as shown in Photo 45. Many of the attic members have been supplemented with new sistered framing members as shown in Photo 46.
- A series of visibly wet and water-stained areas were found in the roof sheathing along the eaves as shown in Photos 47 and 48. Biological growth was observed on the underside of the sheathing in several areas as shown in Photos 49 and 50. These conditions are believed to be the result of inadequate ventilation of the attic space, resulting in condensation and the subsequent biological growth.

REPAIR RECOMMENDATIONS

We have developed a series of repair recommendations based on the observations noted above. Repairs are listed in prioritized order and should be implemented as funding permits. Budgetary estimates have been developed with the assistance of a local contractor familiar with the Pendleton House and the scope of work required to successfully address these conditions. Some portions of the work may be performed by skilled volunteers in order to save on potential costs – these items are identified with a square bullet below.

EXTERIOR REPAIRS

- Repoint severely eroded mortar joints and replace damaged or missing masonry. Consider a complete repointing project to address joints that appear sound but may have been improperly installed.
- Repair flashings on the masonry chimney and along the shed roof to ensure they are watertight. Consider removal of the chimney if it is no longer in use.
- Prepare, prime and paint the wood siding on the shed addition and the window trim on all elevations of the building.
- Remove the failed coating from the masonry on the south elevation. This can be performed concurrently with the repointing repairs.
- Address bulk moisture management issues by adding downspout extenders to move water away from the structure and removing built up mulch beds. Trim trees, shrubs, and other plantings away from the structure. Adjust the configuration of the downspouts so that water does not deposit onto the shed roof.

BUDGETARY ESTIMATE

\$55,000 (100% repoint)
\$25,000 (spot repoint)

INTERIOR REPAIRS

- Remove the finish floor in the first-floor office to replace damaged floor joists and reconstruct.
- Take measures to improve the ventilation of the attic space to reduce condensation and the potential for biological growth to occur. These repairs may coincide with replacement of the roof.

BUDGETARY ESTIMATE

\$20,000

Mr. Jason Soderlund

RQAW

Re: Thomas Pendleton House Assessment

April 29, 2022

Page 5

We have enjoyed working with you on the preservation of this noteworthy structure. Please call if you have any questions or if we can be of further assistance.

Yours truly,

A handwritten signature in black ink, appearing to read "Frederick A. Herget". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Frederick A. Herget
Professional Engineer

A handwritten signature in black ink, appearing to read "Scott A. Drake". The signature is cursive and stylized, with a large initial "S" and a long horizontal stroke.

Scott A. Drake
Preservation Specialist



Photo 01 The Thomas Pendleton House as seen from the northwest.



Photo 02 The view from the south.



Photo 03 The rear of the home as seen from the southeast.



Photo 04 A view from the east.



Photo 05 The southern end of the gabled roof.



Photo 06 The shingles were found to be in fair condition.

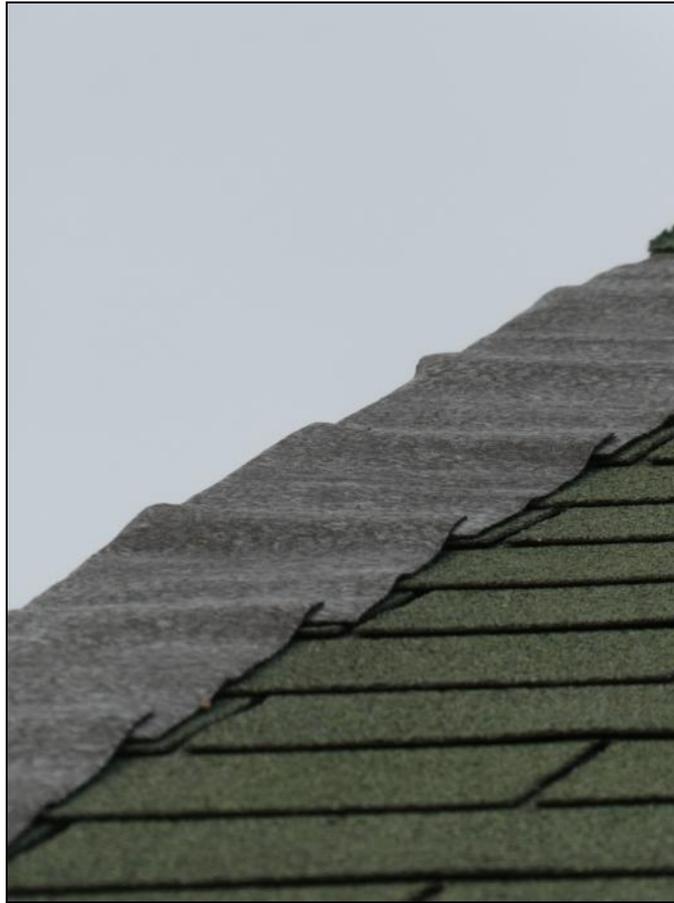


Photo 07 A patch in the roofing on the southern gable.



Photo 08 The valleys were simply covered with shingles.



Photo 09 The shed roof over the east addition.



Photo 10 Gaps were present between the flashing and masonry wall.



Photo 11 Another large gap near the northwest corner of the addition.



Photo 12 The sealant joints have typically failed.



Photo 13 Downspouts from the upper roof empty onto the low roof.



Photo 14 Eroded masonry on the south elevation beneath the chimney.



Photo 15 Another look at the erosion in this same area.



Photo 16 The stepped brick of the abandoned chimney.

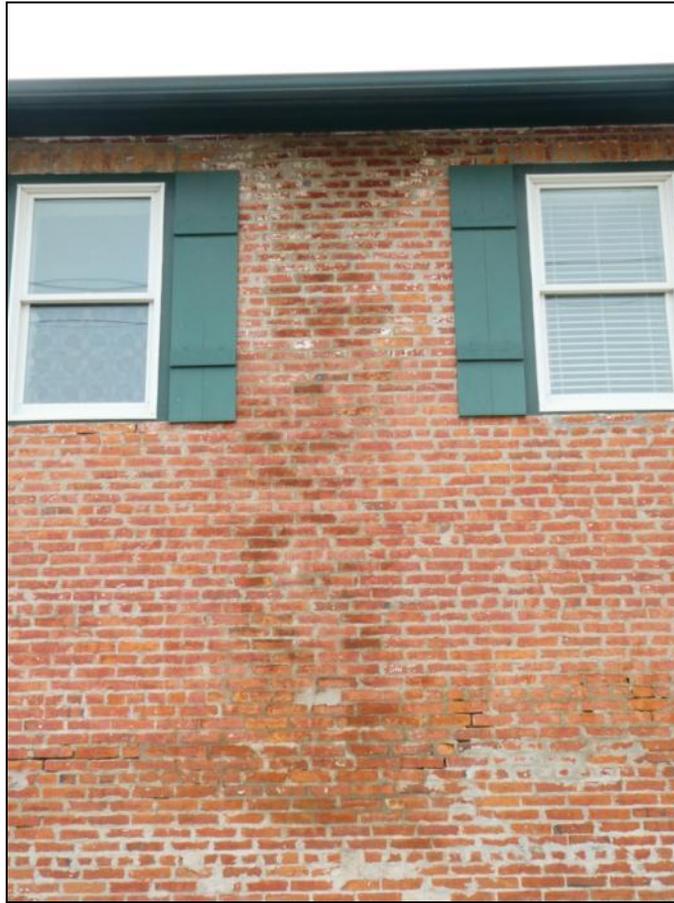


Photo 17 Another area of eroded masonry on the north elevation.



Photo 18 Eroded joints and missing brick masonry on the east elevation.

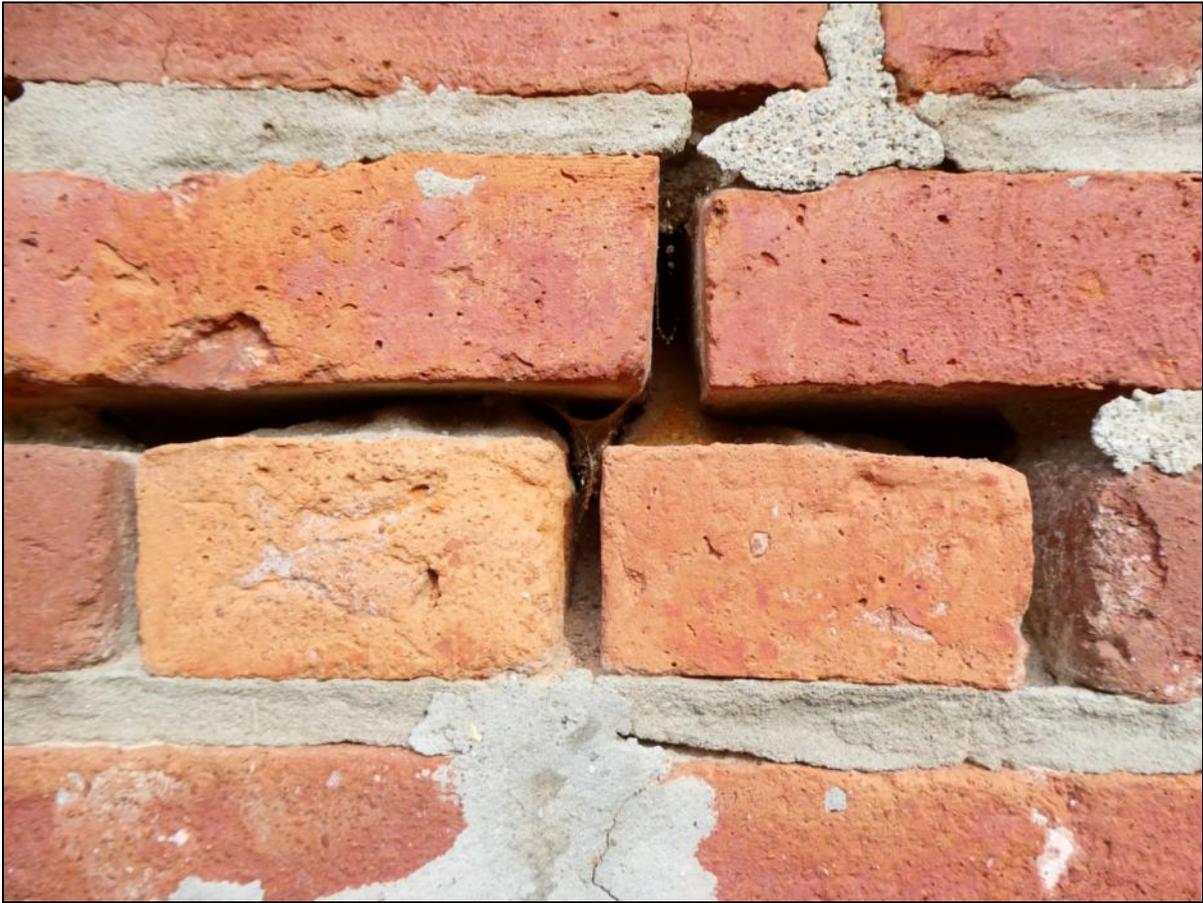


Photo 19 The joints in this location are completely empty.



Photo 20 A inappropriate repair has hastened the erosion of the substrate mortar.



Photo 21 What appears to be sound mortar can hide significant erosion within the wall.



Photo 22 Other repairs were not of sufficient depth to be durable.



Photo 23 Another 'skim' repair on the east elevation.



Photo 24 Cracked masonry between two windows on the west elevation.

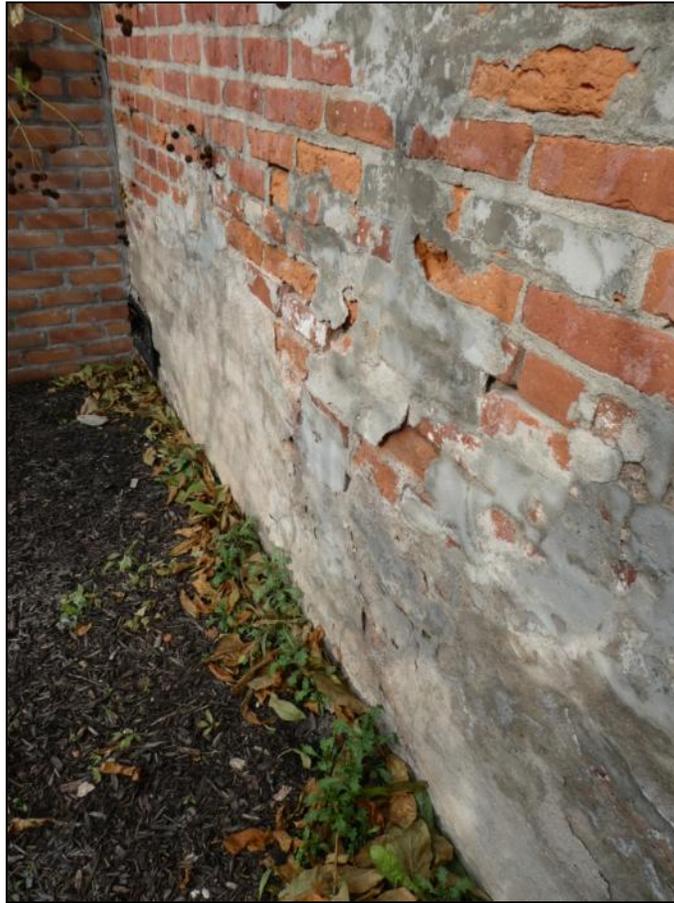


Photo 25 Remnants of a coating were present on the south elevation.

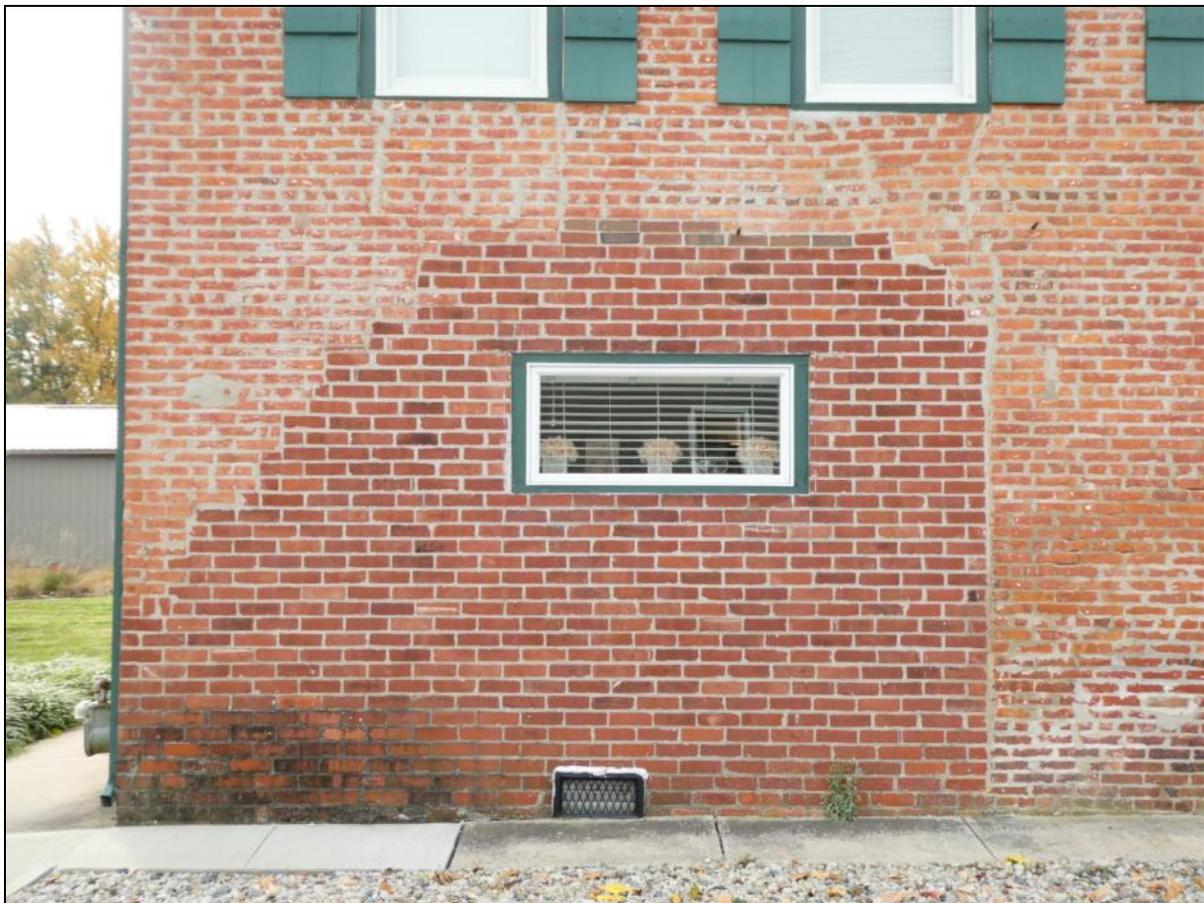


Photo 26 A previously repaired area on the north elevation.



Photo 27 The masonry appears to have been coated at one time.



Photo 28 Remnants of an earlier coating in another area.



Photo 29 Failed paint on the south elevation of the addition.



Photo 30 Failed paint on the window trim on the west elevation.



Photo 31 Soiled masonry near a downspout on the northeast corner.



Photo 32 Landscaping near the front entrance encroaches on the masonry.



Photo 33 Similar condition on the south side of the entrance.



Photo 34 A thick layer of mulch can be a pathway for moisture and insects to enter the building.



Photo 35 The downspout on this corner drains into the planting bed.



Photo 36 Obvious displacement near the doorway to the southernmost office.



Photo 37 Displacement measures almost five inches over four feet.



Photo 38 A remote controlled camera was used to provide views of the framing beneath this area.



Photo 39 The floor rests over a shallow crawl space.



Photo 40 Insect damage visible on a framing member beneath the home. Droplets of condensation are also visible.



Photo 41 The conference room on the second floor.

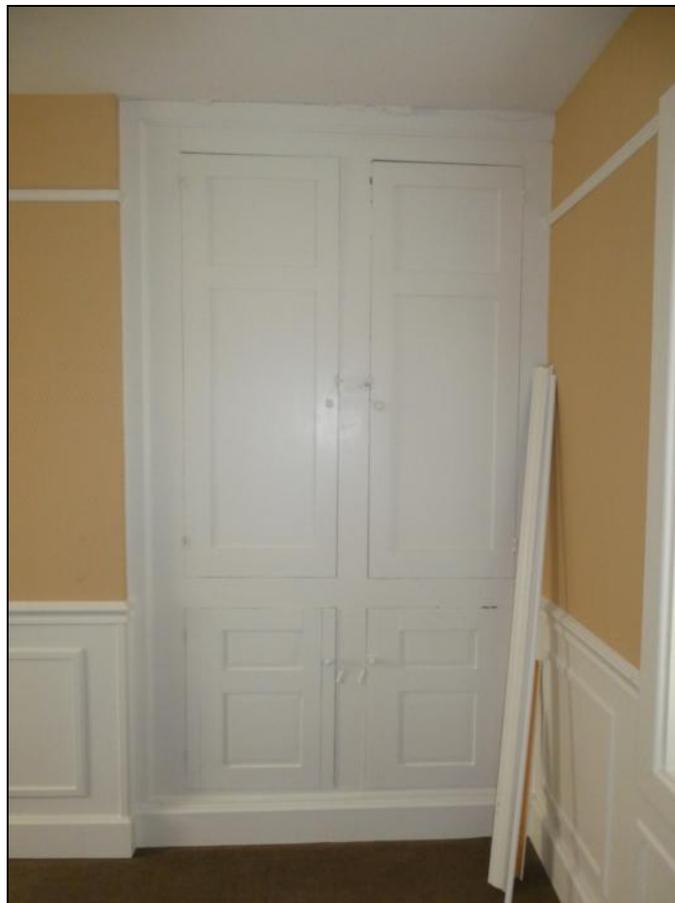


Photo 42 A built in cabinet on the south wall of the conference room.



Photo 43 Failed paint where the cabinet trim meets the ceiling.



Photo 44 A closer look at the paint failure in this area.



Photo 45 A typical view of the attic.



Photo 46 Supplemental framing has been installed in the attic.



Photo 47 Wet and water stained areas were common near the roof edge.



Photo 48 Another wet area near the eaves of the roof.



Photo 49 Biological growth on the rafters and OSB decking.

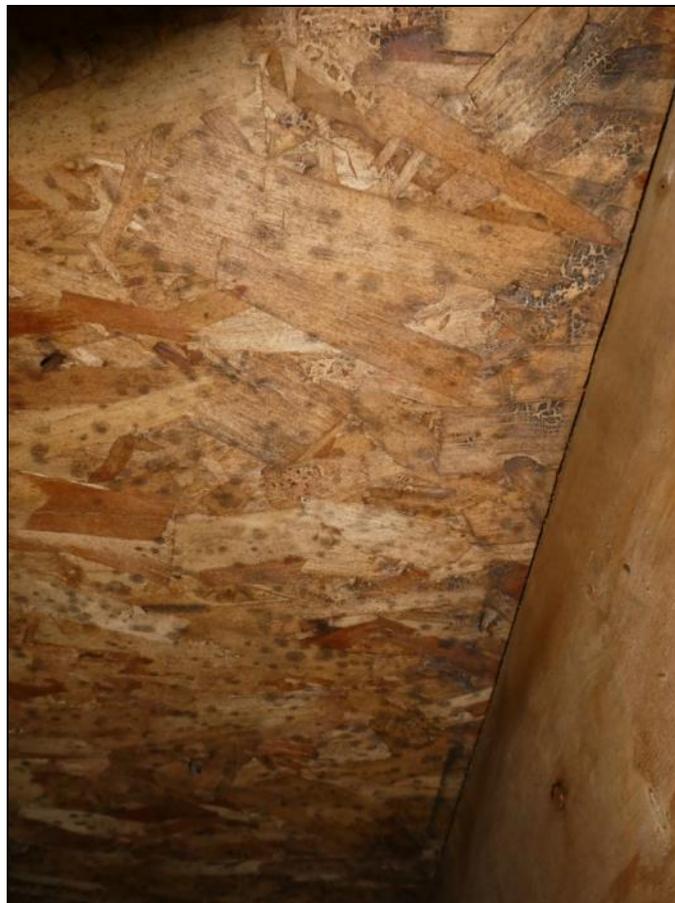


Photo 50 A closer look at biological growth on the roof sheathing.

Appendix C:

Building Systems Assessment

THOMAS PENDLETON HOUSE

ASSESSMENT: MECHANICAL, ELECTRICAL, AND PLUMBING

HEATING, VENTILATION, AIR CONDITIONING (HVAC)

The building is currently served by a 5-year-old, stacked 3-ton Goodman evaporator for cooling and a 92 MBH 2-Stage Goodman gas furnace for heating. The furnace is located on the second floor and serves both the first and second floors of the facility. The thermostat is located on the second floor. The first and second floors are connected by an open stairwell near the center of the north wall of the building. The Air Handling Unit (AHU) is ducted to supply diffusers with face-operated dampers on both the first and second floors. The diffusers are in fair condition and have been installed in the last 10-15 years. Air from the second floor is returned via a grill on the face of the AHU near the floor. Air from the first floor is returned via a common return grill in the first-floor ceiling that is ducted to the return plenum of the AHU. Neither the first floor nor the second-floor return grilles have balance dampers.

Building occupants report that in the winter the second floor is commonly hot while the first floor is cold. In the summer, the second floor is hot while the first floor is often cold. Occupants report that they combat this issue by either opening or closing the supply diffusers on one floor or the other based on which part of the building is being used at the time as well as adjusting the thermostat up or down depending on the condition.

Please see photos 1-4. The problem arises from several issues:

1. The AHU thermostat is in a large meeting room on the second floor and controls that space temperature without measurement of the first-floor temperature.
2. The open stairwell serves as an escape for hot air to rise from the first floor to the second floor. The stairwell also opens directly into the meeting room on the second floor, which forces the AHU to work harder to cool the room where the thermostat is located.
3. Return grilles have no balance control, preventing any control of where the hot return air comes from – (resolving this alone will have minimal impact as the open stairwell will still collect hot air).
4. Return air on the second floor is located low to the floor and is not returning the hottest air in the space.
5. Occupants adjust supply diffusers as required to meet individual space requirements at any given time.
6. Exterior openings, such as the floorboard are pulling away from the wall, unsealed door openings, and other penetrations allowing large amounts of infiltration to the first floor from the crawlspace and general exterior air.

Proposed Solutions

Several solutions can be employed to help resolve the issue, but solutions come at a range of expenses and will have varying effectiveness at resolving the issue. Several of the proposed solutions will likely need to be employed together to resolve the issues.

Solution 1

The most effective solution to resolve the issues would be to add a second AHU dedicated to the first floor while the existing AHU would be re-routed to only serve the second floor.

Impacts:

1. Space on the first floor would need to be allocated for a new AHU. Potentially expand one of the two closets in the northeast corner of the building and utilize the existing bulkhead along the north wall and center wall to run ducts to the rest of the first floor.
2. New gas piping would need to be routed to a new furnace. The gas meter would need to be checked for capacity.
3. New condensing unit would need to be placed outside. It appears that space is available next to the existing one.

Solution 2

Close off the stairwell to the second floor and add dampers to return grilles. This solution would reduce the over-cooling and over-heating the existing AHU needs to do to meet the thermostat setpoint.

Impacts:

1. The building would no longer have an open stairwell.
2. This does not guarantee both the second floor and first floor would always have space temperature met as the thermostat would still be dedicated to the second floor.

Solution 3

Replace existing diffusers with new diffusers with lockable dampers.

Impacts:

1. Balancing would need to be done twice a year when switching between seasons. Proper Balancing will help optimize temperature conditions.

Solution 4

Re-Route the second-floor return up toward the ceiling to return the hottest air in the space.

Impacts

1. New ductwork and a return grille would need to be provided up to above the second-floor ceiling.
2. A new return fan with a higher static pressure may need to be provided on the existing AHU to allow for increased duct static pressure.

Solution 5

Properly seal the building to prevent infiltration, especially at openings to the crawlspace, exterior penetrations, and openings to the attic.

Impacts:

1. Reducing infiltration in the whole building and especially on the first floor and the attic will prevent waste energy and reduce the degree of temperature discrepancy between the first and second floor.

HVAC Conclusion

Going the route of Solution 1 could add cost to the project that may not be budgeted but provides a solution that would allow the residential type building to operate in a more commercial manner. The building will be able to maintain temperature through all periods of the year and both the first and second floors would have a thermostat. Solution 5 would also be highly recommended here.

Alternately, combining Solutions 2 through 5 can help create a much more optimal residential environment where discrepancies in temperature between the first and second floors are minimized. However, there will be periods throughout the year where extreme outdoor temperatures could see the temperature discrepancies between floors still present.

ELECTRICAL

The electrical system at the Thomas Pendleton House consists of a 240/120-V, single-phase, 100-amp service with a single residential load center. Power enters through overhead incoming service. The incoming phone, cable, and power all appear to be in fine working order. The building appears to have NM-B type wiring throughout. The electrical equipment appears to be in good working order and is up to date. The lighting throughout is fluorescent and mostly surface mounted. Please see photos 5-7.

Recommendations

RQAW does not foresee any major electrical equipment replacement being necessary, however, upon visiting the site a few improvements are recommended that can help aid in the comfort of the occupants as well as protect and extend the life of the house.

Lighting

Occupant's expressed interest in recessing all lighting into the ceiling. Replacing the fluorescent surface-mounted lighting with LED style lights can aid in energy efficiency and occupant comfort. Installing lighting controls, such as dimmers, can also give the occupant the ability to adjust the lighting to their preference. Owner and designer will want to have discussions regarding the preservation of or returning to any historical aspect. During the period of significance, there was likely a single light fixture in the center of each room. Reconstructing period-lighting is not necessary.

Misc. Electrical Improvements

1. Add a boot at the roof penetration of incoming electrical power line on the lower roof to prevent water from entering the building or getting underneath the shingles, if one is not already present.
2. Add an extra strap/anchor to power lines at the tie-in to roof penetration.
3. Seal around incoming service conduit at the wall penetration.
4. Open conduit body from the electric meter into the house to check for foam insulation. If not present, add foam inside the conduit to reduce air infiltration into the building.
5. Strap flex electrical conduit to the wall at outdoor AC unit.
6. Replace exposed NM-B wiring with flexible conduit to the outlet of the second-floor bathroom vanity.
7. Add data outlets throughout as necessary.

PLUMBING

The existing plumbing piping appears to be in good working order. Please see photos 8 and 9. Plumbing fixtures throughout the building have been updated in the last 5-10 years and can be re-used and relocated as required. The water heater looks to be approaching the end of its life.

Water Heater

The water heater looks to be approaching the end of its life; however, it does appear to be functioning correctly. The owner should consider budgeting for its replacement. When the water heater is replaced, we recommend considering a tankless, wall hung, instantaneous water heater. Tankless heaters are more efficient and consume less space.

Gas Meter

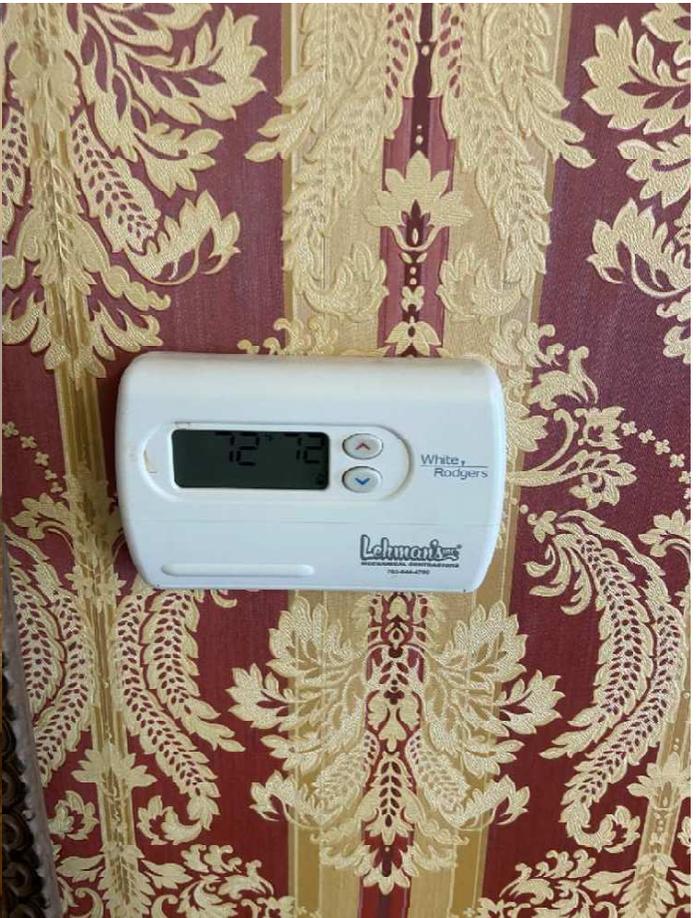
The existing gas meter on the back of the house appears to be dated but in good working order. Typically, the energy company will update these on their own accord as they initiate maintenance/energy upgrades throughout an area. The one caveat is that if a second gas furnace is installed to serve the first floor, a new gas meter may be required. In this case, it would be the responsibility of the owner/designer to contact the energy company to check the capacity and consider a replacement. In this case, it would be the owner's responsibility to pay for the replacement and the work required to do so. Note that the energy company would perform the work themselves.

Misc. Plumbing Improvements

1. Seal around the gas sleeve at exterior wall penetration to the water heater.
2. Replace the existing hose bibbs with frost-proof style bibbs.
3. Build a soffit around domestic water piping in the electrical room as it routes up and around the IT equipment.
4. Build a soffit around sanitary vent piping exposed in the second-floor bathroom.



1. Goodman AHU with return grill low to the floor and no balance control. Goodman condensing unit.



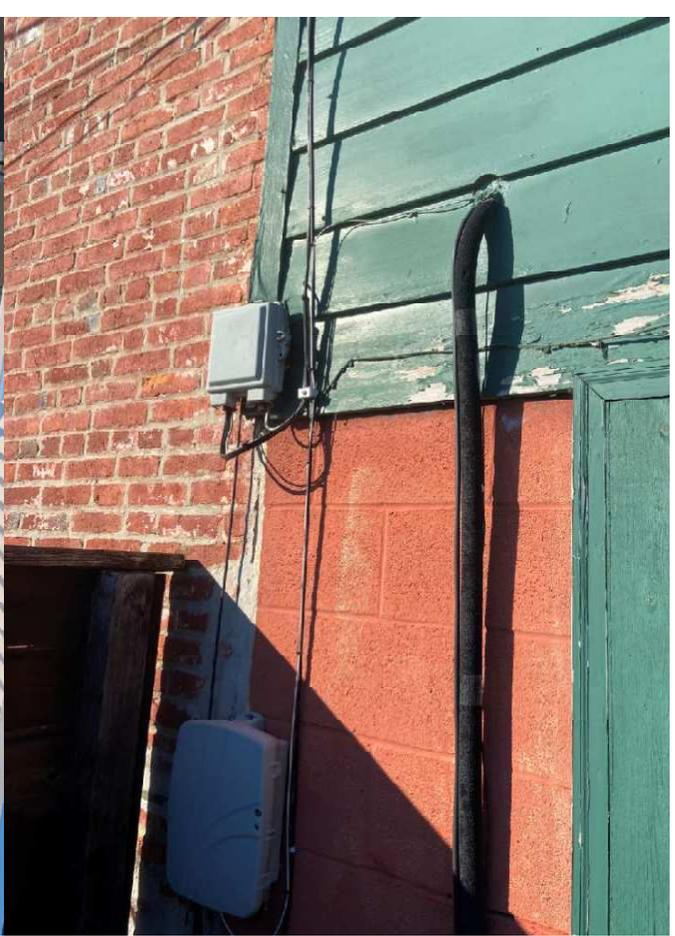
2. Open stairs and second-floor thermostat.



3. Exterior penetrations at the floor and wall allow for air infiltration.



4. Existing bulkhead for ductwork to northeast closet.



5. Residential load center and HVAC line set and incoming IT wires.



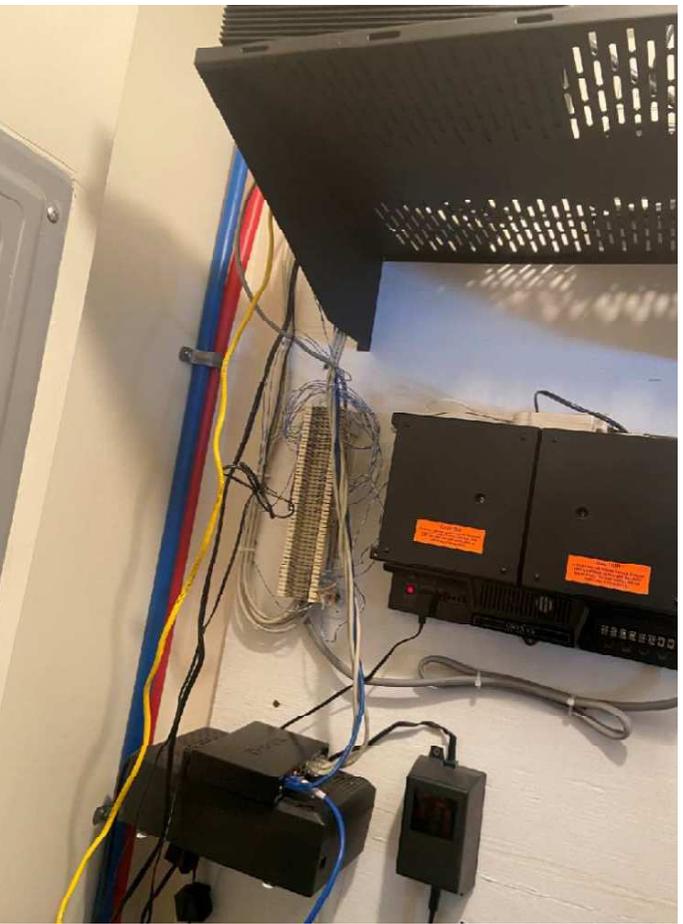
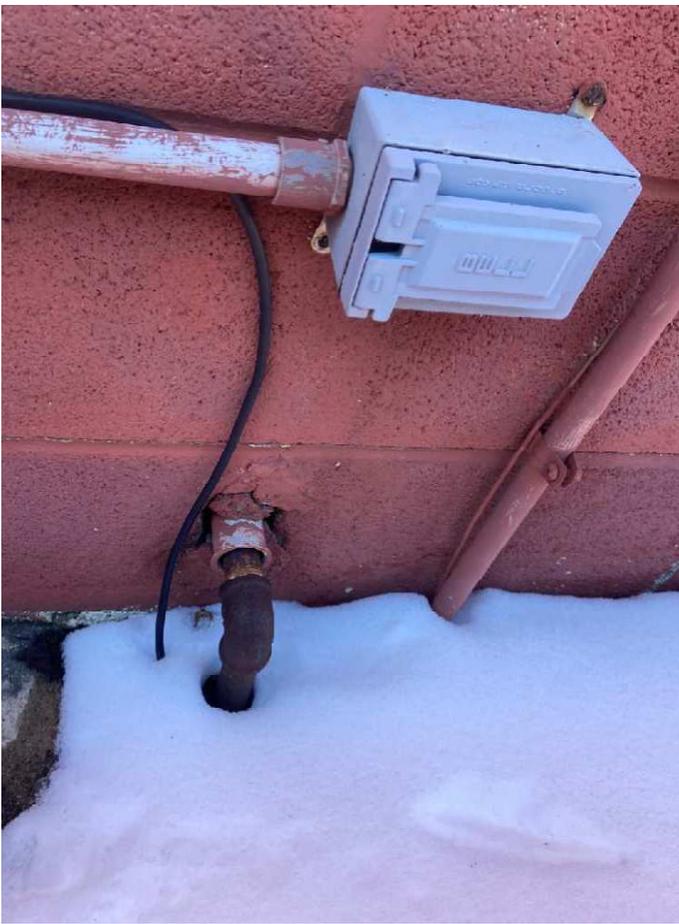
6. Overhead Incoming electrical service.



7. Exposed NM-B wiring and surface-mounted fluorescent lighting.



8. Water heater and gas meter.



9. Gas line exterior wall penetration and recommend to construct soffit around water pipes around IT equipment.

Appendix D:

Other Conditions Photographs



1. Failed paint on clapboards. Consider replacing clapboards with wall assembly that includes sheathing, a weather barrier and new siding. Additionally recommended to air seal penetrations.



2. Front gutter overflowing. Recommend cleaning all gutters and adjusting to properly drain to downspouts.



3. Shed roof is unvented. Recommend adding soffit intake vents and box vents near the top of the shed roof.



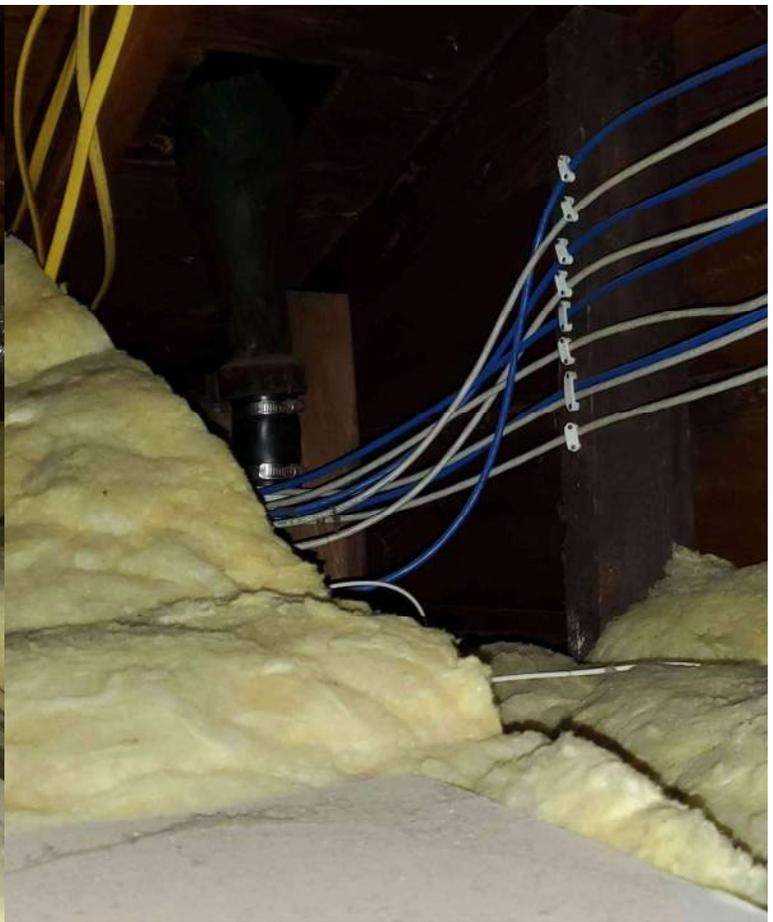
4. Air seal penetrations and rear door.



5. Visible light around rear door. Recommend to air seal.



6. Penetrations through masonry wall (east facing wall under rear shed roof). Recommend air sealing all penetrations to reduce moisture infiltration. Recommend to refrain from adding masonry wall penetrations. Note the remnants of a window opening.



7. HVAC ducts, wiring, vent pipes, and insulation under rear shed roof. Recommend sealing ducts and air sealing ceiling penetrations.



8. 1st floor access to shed roof attic. Recommend an air sealed access.



9. Skylight is in good working order.



10. Wall cracks on the second-floor. Consider repairing if the aesthetic is of concern.



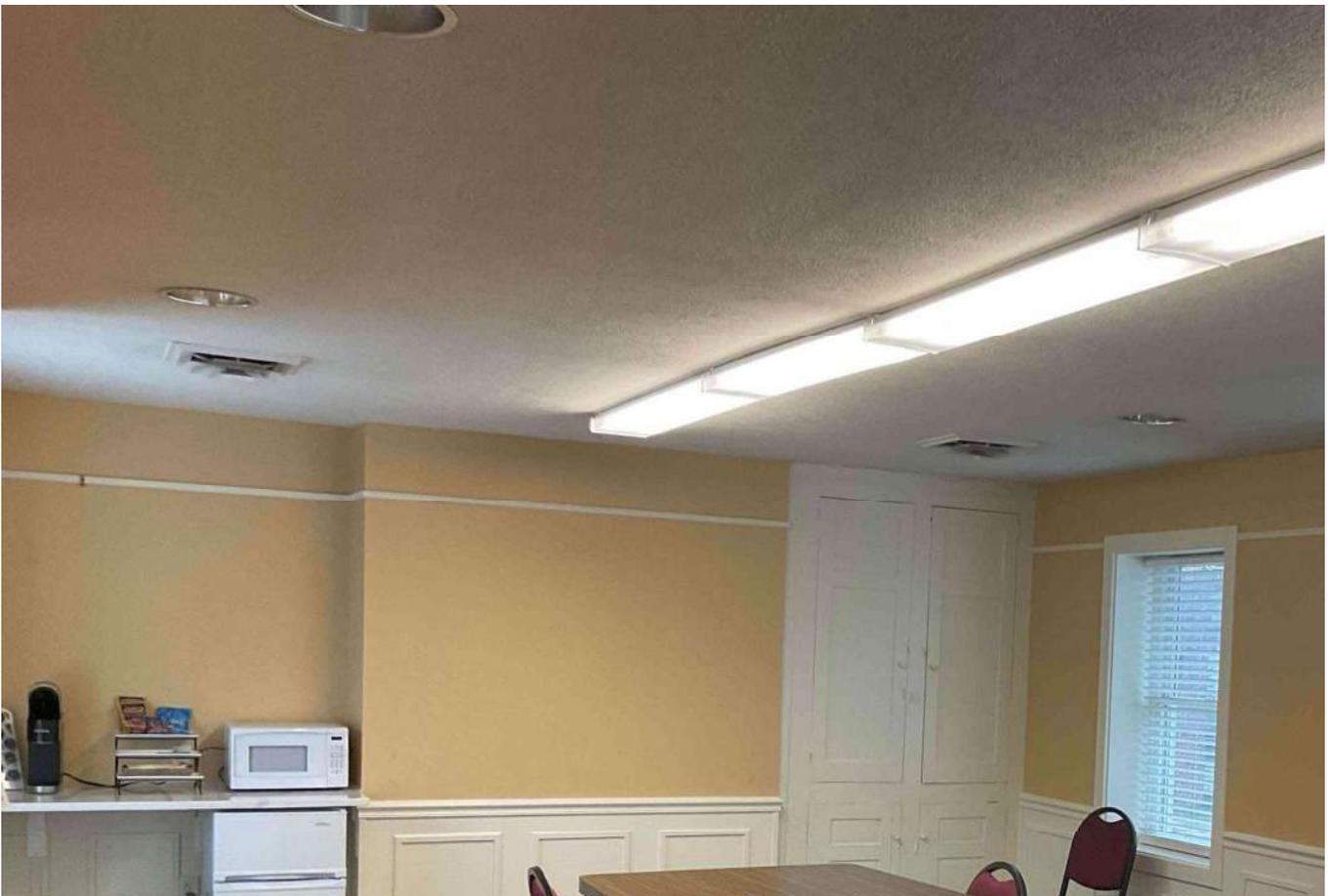
11. Wall crack in the stairwell. The knee wall may be separating from the interior chimney. Consider repairing if the aesthetic is of concern.



12. Existing second floor attic access does not have a hatch. Recommend an air sealed hatch.



13. Second floor ceiling plaster missing. Recommend drywall ceiling to reduce air leaks into the attic.



14. Light and HVAC diffuser penetrations in ceiling. Recommend air sealing.



15. Rodent feces on HVAC ducts and insulation. Possible rodent access next to the south chimney. Recommend sealing rodent access to the attic.



16. Hole in the south chimney interior masonry.



17. Second floor ceiling penetrations to the attic. Recommend air sealing.