

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
JANUARY 15, 2019**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:30PM.

**MEMBERS IN ATTENDANCE:** TOM EHRHARDT, WARNER BAXTER, GEORGE RAINEY, TIFFANY TOLBERT, RITA MCBRIDE, THEODORE ECKELS

**STAFF:** SERGIO MENDOZA (CITY PLANNER), ROSS PIETRZAK (ZONING ADMINISTRATOR)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL – ALL PRESENT**

**APPROVAL OF MINUTES – DECEMBER 18, 2018**

MR. RAINEY MADE A MOTION TO APPROVE THE MINUTES FOR NOVEMBER 18, 2018; MR. EHRHARDT SECONDED. MOTION CARRIED.

**ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA**

MS. TOLBERT CALLED FOR A MOTION TO AMEND THE AGENDA TO THE ADD ELECTION OF OFFICERS FOR 2019. MOTION BY MR. EHRHARDT; SECONDED BY MR. ECKELS. MOTION CARRIED.

**ELECTION OF OFFICERS**

MS. TOLBERT CALLED FOR THE ELECTION OF OFFICERS FOR THE POSITIONS OF CHAIR, VICE-CHAIR, AND SECRETARY. MR. EHRHARDT MADE A MOTION TO RETAIN THE OFFICERS IN THE POSITIONS THEY ARE CURRENTLY SERVING; SECONDED BY MR. ECKELS. MS. TOLBERT RECOUNTED THE CURRENT OFFICERS. MR. EHRHARDT CALLED FOR A CLOSE TO THE ELECTIONS; SECONDED BY MS. MCBRIDE. MR. EHRHARDT MADE A MOTION TO RETAIN THE CURRENT OFFICERS; SECONDED BY MR. RAINEY. MOTION CARRIED.

**NEW BUSINESS**

**HHPC 18-12A PETITIONER: WENDY RACE  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: SIGNAGE  
LOCATION: 524 E. 3<sup>RD</sup> STREET**

MS. RACE PRESENTED HER PETITION TO CLARIFY A PREVIOUS PETITION FOR SIGNAGE AT THE PROPERTY THAT WOULD BE COMPRISED OF WINDOW DECALS ON THE STOREFRONT GLASS. MS. TOLBERT ASKED IF THE FLUSH MOUNTED SIGN DISCUSSED AT A PREVIOUS MEETING WOULD BE MOUNTED. MS. RACE REPLIED NO, AND THAT IT MAY WAIT FOR A LATER TIME.

MR. BAXTER ASKED IF THE WINDOWS DECALS WOULD BE PERMANENT. MS. RACE SAID IT WOULD BE PERMANENT UNLESS THE COMMISSION HEARS FROM HER AGAIN. MR. BAXTER THEN ASKED IF A FAÇADE GRANT WOULD BE PURSUED. MS. RACE EXPLAINED THAT SHE WOULD BE PURSUING A FAÇADE GRANT IN THE SPRING BECAUSE THERE IS A LOT MORE WORK NEEDED ON THE BUILDING. MR. BAXTER ASKED IF AN AWNING WOULD BE INCLUDED. MS. RACE SAID IT WAS A STRONG POSSIBILITY.

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Ms. RACE ASKED IF THE CURRENT WHITE SIGN COULD REMAIN, BUT IN THE OTHER WINDOW. MR. MENDOZA ADVISED AGAINST THIS BECAUSE IT WAS NOT INCLUDED IN THE SUBMITTED PETITION.

Ms. TOLBERT STATED THAT MR. MILLER WAS NOT ABLE TO ATTEND THE MEETING BUT DID SUBMIT STAFF REPORTS AND RECOMMENDED APPROVAL OF THE PETITION AS SUBMITTED. MR. EHRHARDT MADE A MOTION TO APPROVE HHPC 18-12A; MOTION SECONDED BY MR. ECKELS. MOTION CARRIED.

Ms. RACE SHARED WITH THE COMMISSION THAT THEY WERE OPENING THEIR DOORS ON FRIDAY AND CELEBRATING ON THE 31<sup>ST</sup> WITH LIVE MUSIC.

**HHPC 19-01    PETITIONER: DIMITRIOS KARATGLIDIS  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: EXTERIOR VESTIBULE  
LOCATION: 339 MAIN STREET**

MR. KARATGLIDIS PRESENTED HIS PETITION, INCLUDING THE LAYOUT OF THE BUILDING. MR. KARATGLIDIS EXPLAINED THAT HE HAS HAD DIFFICULTY RECEIVING PERMISSION FOR THE INSTALLATION OF A DOORWAY. MS. TOLBERT CLARIFIED THAT A REQUEST HAS NEVER BEEN SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION. MR. KARATGLIDIS REPLIED THAT IT WAS THE BUILDING INSPECTOR AND FIRE DEPARTMENT, BECAUSE THE DOOR SWINGS OUTWARD.

Ms. TOLBERT ASKED FOR CLARIFICATION OF THE REQUEST. MR. KARATGLIDIS EXPLAINED THAT HE WOULD LIKE A PERMANENT DOORWAY ON THE BUILDING. MS. TOLBERT STATED THAT VESTIBULE WAS APPROVED AT THE PREVIOUS MEETING FOR A BUILDING ACROSS THE STREET FROM THE SUBJECT PROPERTY, BUT IT WAS TEMPORARY. MS. TOLBERT FURTHER EXPLAINED THE PRESERVATION COMMISSION MADE THAT APPROVAL BASED ON THE DISTRICT GUIDELINES AND PRESERVATION OF THE BUILDING'S INTEGRITY, BUT IT STILL REQUIRED APPROVAL FROM OTHER BOARDS. MS. TOLBERT ASKED FOR MR. MENDOZA TO WEIGH IN ON THE MATTER.

MR. MENDOZA REITERATED THE PRESERVATION COMMISSION ADDRESS THE ARCHITECTURAL INTEGRITY OF THE DISTRICT, AND AFTER THAT DECISION IS MADE THOSE CHANGES STILL MAY NEED TO BE APPROVED BY THE BOARD OF PUBLIC WORKS, WHICH HAS PURVIEW OVER THINGS SUCH ENCROACHMENTS INTO PUBLIC RIGHT OF WAYS. THE BOARD OF WORKS THEN HAS THEIR OWN SET OF RULES THEY ARE TASKED TO ENFORCE. MR. KARATGLIDIS SAID THAT HE WAS PREVIOUSLY DENIED FOR SUCH A REQUEST.

MR. MENDOZA SAID THAT MR. JACKSON WAS SUCCESSFUL WITH HIS RECENT REQUEST AFTER MUCH DISCUSSION WITH THE PROPER CITY STAFF BECAUSE THE DOOR WOULD BE A TEMPORARY ENCROACHMENT, WHICH IS ALLOWABLE PER CODE. MS. TOLBERT OFFERED REVIEW OF THE DESIGN OF THE DOORWAY, AS THAT WAS AS MUCH AS THIS COMMISSION COULD APPROVE.

MR. KARATGLIDIS EXPLAINED THERE WERE TWO OPTIONS FOR THE DESIGN WHERE THE DOORWAY COULD BE FLUSH WITH THE BUILDING OR ONE THAT PROJECTS ABOUT 12" OUTWARD SO THAT PEDESTRIANS CAN SEE THE DOORWAY.

MR. BAXTER EXPLAINED THAT OTHER CITIES THAT ALLOW FOR SIMILAR VESTIBULES ARE ALL BASED ON TEMPORARY ENCLOSURES, FOR A LIMITED AMOUNT OF TIME. MR. BAXTER SAID THAT WITH A PROPOSED GLASS ENCLOSURE, HE WAS NOT SURE THE PETITIONER WOULD BE GETTING THE RESULTS HE WANTED. MS. TOLBERT REQUESTED THE PETITION BE REVIEWED AS SUBMITTED AND NOT REDESIGNED. MS. TOLBERT ASKED FOR CLARIFICATION ABOUT THE MATERIALS BEING GLASS WINDOWS, DOORS, AND ALUMINUM FRAMING. THE PETITIONER CONFIRMED THAT WAS CORRECT.

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Ms. Tolbert reiterated the two options. Ms. Tolbert stated the second option should be denied because it further encroaches into the sidewalk. She continued that having it flush with the sidewalk would be more appropriate according to the guidelines and that it would not destroy the original recessed entry. Ms. Tolbert asked if it would be ADA accessible in terms of being able to operate the interior doors once inside the vestibule. The petitioner confirmed that it would be compliant.

Ms. Ehrhardt said he had no problem with the seasonal nature of the request. He continued that no one wants to usurp the other city ordinances. Mr. Ehrhardt said for the sake of conversation, he does not see the issue with access given the other obstacles in the public right of way. He affirmed that this commission can only speak to the preservation guidelines. Mr. Baxter made mention of limited space already present on the sidewalk.

Mr. Karatglidis called into question the impact this decision would have on the success of his business, regardless if it downtown looks good. He repeated his concerns for the impact of the doorway on his business. Mr. Baxter asked about the other parts of the façade. Ms. Tolbert requested the conversation remain on what was presented by the petitioner.

Ms. Tolbert shared Mr. Miller's staff report, which included the preference for retention of the recessed entry but the allowance of a temporary structure that could be removed and reversed. The report ultimately recommended denial as submitted because it does not retain the character defining recessed entry. The report echoed the need for compliance with other city code. Ms. Tolbert said that she sees Mr. Miller's point, but that the permanent addition of a glass vestibule would not destroy the recessed entry. Mr. Mendoza warned of the precedent it would set regarding temporary versus permanent structure additions.

Mr. Ehrhardt asked for clarification. Mr. Mendoza stated it would be a concern with setting a precedent for permanent rather than temporary vestibules. Mr. Karatglidis repeated his hope that it could be a permanent fixture. Mr. Eckels stated his understanding for Mr. Mendoza's concerns regarding precedent. Mr. Mendoza again warned of the precedent set.

Mr. Rainey asked if a temporary structure was approved, what would stop the petitioner from reapplying in the spring to put up another enclosure for the heat. Mr. Mendoza mentioned the building code sets these timelines for what constitute "temporary" and the allotted time would be used up. Ms. Tolbert reminded the commission that their decision must be based on the design guidelines.

Mr. Ehrhardt made a motion to approve HHPC 19-01 as a temporary structure because of the set precedent and to not permanently alter the integrity of the building. Mr. Karatglidis asked why the commission stated earlier that a permanent structure would not alter the integrity of the building. Mr. Mendoza reminded Mr. Ehrhardt that the approval for Mr. Jackson's vestibule included a six-month time frame for permissible installation. Ms. Tolbert asked if there was a second. Mr. Rainey seconded Mr. Ehrhardt's motion. Ms. Tolbert called for discussion, particularly given that the proposed materials may not be able to be easily installed and removed on a temporary basis.

Mr. Karatglidis stated that if he is only granted permission for temporary, then he cannot approach the board of works and request for a permanent structure. Mr. Mendoza reminded the petitioner that

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THE BOARD OF WORKS HAS LIMITATIONS PLACED ON THEM FOR A TIMEFRAME FOR ENCROACHMENTS, SO THAT WOULD IMPACT THEIR DECISION. MS. TOLBERT BROUGHT THE CONVERSATION BACK TO THE MATERIALS OF A POTENTIAL TEMPORARY STRUCTURE. MR. EHRHARDT ASKED IF THE MATERIALS COULD BE LEFT UP TO STAFF IF THE BOARD OF WORKS APPROVED THE TEMPORARY STRUCTURE. MR. KARATGLIDIS SAID THAT HE COULD WHATEVER HE NEEDS TO DO TO GET IT DONE.

MS. TOLBERT RESTATED THE MOTION WITH THE ADDITION OF MATERIALS SPECIFIED IN THE PETITION, WHICH IS DEPENDENT ON MEETING REQUIREMENTS FOR ALL OTHER CODES AND PUBLIC BOARDS. MAYOR SNEDECOR COMMENTED THE PETITIONERS REQUEST AND THE COMMISSION'S DECISION WILL DIRECT WHICH BOARD WILL REVIEW THE MATTER, EITHER BOARD OF PUBLIC WORKS, BZA, OR PLAN COMMISSION. MR. MENDOZA PROVIDED CLARIFICATION. MS. TOLBERT STATED THE STANDARD PRACTICE SHOULD HAVE THESE OTHER BOARDS' IN THE DISCUSSION AND INCLUDED.

MS. TOLBERT AGAIN RESTATED THE MOTION AND ASKED FOR ANY FURTHER DISCUSSION. MR. BAXTER ASKED IF A RECOMMENDATION SHOULD BE MADE TO THE OTHER BOARDS. MS. TOLBERT SAID NO, THAT IT HAS TO BE AN APPROVAL OR DENIAL THROUGH A COA. MOTION CARRIED.

**HHPC 19-02    PETITIONER: CITIZENS TO ELECT BRIAN K. SNEDECOR  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: TEMPORARY SIGNAGE  
LOCATION: 405 MAIN STREET**

MAYOR SNEDECOR PRESENTED HIS PETITION FOR TEMPORARY SIGNAGE FROM FEBRUARY 2 TO MAY 7; ABOUT 3.5 TO 4 MONTHS. THE MAYOR REMINDED THE COMMISSION THAT THIS TEMPORARY SIGNAGE WAS APPROVED PREVIOUSLY. HE ALSO SAID THAT THE NAMES OF OTHER CANDIDATES MAY ALSO BE INCLUDED.

MS. TOLBERT LISTED THE REQUESTED SIGNAGE AND ASKED THE PETITIONER WHAT THE MAIN SIGNAGE ABOVE THE DOOR WOULD LOOK LIKE. THE MAYOR STATED THAT HIS IMAGE WOULD BE REMOVED FROM THE SIGNAGE AND JUST BE TEXT. HE ASKED IF THE COMMISSION WOULD HAVE ANY OBJECTIONS ABOUT INCLUDING OTHER CANDIDATES' NAMES. MR. MENDOZA SAID THAT AS LONG AS IT STAYS WITHIN THE ALLOWABLE 25% OF THE WINDOW SPACE AND RETAINS THE COLORS THAT IT WOULD BE PERMISSIBLE, BECAUSE CONTENT IS NOT REGULATED.

MR. RAINEY MADE A MOTION TO APPROVE HHPC 19-02 AS SUBMITTED FOR TEMPORARY SIGNAGE; MOTION SECONDED BY MR. BAXTER. MOTION CARRIED.

**HHPC 19-03    PETITIONER: PHIL GRALIK, CITY ENGINEER, HOBART  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: LAKEFRONT TRAIL; INCLUDING – SIDEWALK, SEA WALL, LIGHTNING, & LANDSCAPING  
LOCATION: 534 E. 3<sup>RD</sup> STREET**

BOB FULTON, PRESIDENT OF THE HOBART SANITARY BOARD, AND JAKE DAMMARELL, OR BF & S, PRESENTED THE PETITION TO THE COMMISSION FOR THE WALKWAY AND PARK ON THE PARCEL OF THE FORMER CARPENTER BUILDING. MR. EHRHARDT ASKED ABOUT ADA COMPLIANCE. MR. DAMMARELL SAID THE GRADE OF THE WALKWAY WOULD BE COMPLIANT.

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MR. FULTON SAID THE BOARD OF WORKS IS RESPONSIBLE FOR THE PARCEL, BUT IT HAS NOT YET BEEN DETERMINED WHAT ENTITY WOULD BE RESPONSIBLE FOR THE PARK ONCE THE WORK IS COMPLETED. MS. TOLBERT ASKED IF THERE WOULD BE ANY LAKE ACCESS OR OTHER FUTURE STRUCTURES FOR THE SITE. MR. FULTON SAID THERE WOULD BE NO LAKE ACCESS AND NO FUTURE STRUCTURES ARE PLANNED AT THIS POINT. MR. EHRHARDT COMMENDED THE ADDITION TO THE LAKEFRONT.

MR. BAXTER ASKED ABOUT THE DESCENT TO THE PARCEL FROM THE STREET. MR. FULTON STATED THAT IT WOULD BE A RAMP, WITH A RESTING TERRACE FOR COMPLIANCE.

MS. TOLBERT READ MR. MILLER'S STAFF REPORT, WHICH RECOMMENDED APPROVAL AS SUBMITTED WITH THE CONDITION MORE INFORMATION BE PROVIDED REGARDING THE LIGHT FIXTURES. THE PETITIONERS PROVIDED MORE VISUAL DETAILS ABOUT THE PROPOSED CHANGES, INCLUDING THE LIGHTNING ON THE PATHWAY, BRIDGE, AND STREET. MOST OF THE LIGHTNING WOULD BE THE SAME FROM EXISTING IN THE DOWNTOWN (ACORN BULBS), WITH THE EXCEPTION OF NEW LIGHTNING ON THE FOUR CORNERS OF THE NEW BRIDGE, WHICH WOULD BE TALLER.

MS. TOLBERT REQUESTED CONSIDERATION OF SIGNAGE TO ANNOUNCE DRIVERS AND PEDESTRIANS THAT THEY ARE ENTERING THE HISTORIC DISTRICT. MR. DAMMARELL STATED THERE WAS ALREADY SIGNAGE NEARBY. MR. RAINEY ASKED ABOUT A TIMELINE FOR CONSTRUCTION. THE PETITIONERS EXPLAINED THE YEAR LONG TIMELINE. MR. BAXTER ASKED IF ANY WARNING LIGHTS WOULD BE INCLUDED WITH THE BRIDGE FOR BOATS. MR. DAMMARELL SAID THE BRIDGE WOULD BE ILLUMINATED ON THE PILASTERS AS WELL AS THE BARRELS ON THE INTERIOR OF THE BRIDGE.

MS. TOLBERT RESTATED THE PETITIONERS' REQUESTS. MR. MENDOZA REMINDED THE COMMISSION THAT ANY CHANGES IN THE FUTURE PROPOSED BY THE CITY WOULD BE BROUGHT BACK BEFORE THE COMMISSION. MR. MENDOZA ALSO SAID THAT THE PUBLIC NOTICE PROCEDURES FOR THE DEMOLITION OF THE BUILDING ARE BEING PROPERLY FOLLOWED AND THAT MR. EHRHARDT, AS A MEMBER OF THE BOARD OF PUBLIC WORKS, WOULD HAVE TO REFRAIN FROM VOTING AS THAT BOARD IS THE CURRENT PETITIONER OF THE PROPERTY. MR. EHRHARDT RECUSED HIMSELF FROM THE VOTE.

MR. BAXTER MADE A MOTION TO APPROVE HHPC 19-03 AS SUBMITTED; SECONDED BY MR. ECKELS. MOTION CARRIED.

**APPROVAL OF 2019 MEETING DATES**

MS. TOLBERT ANNOUNCED THE NORMAL MEETING DATES AND TIMES AS PER THE RULES OF PRACTICE AND PROCEDURE.

**HHPC 18-09 COMPREHENSIVE PLAN – HISTORIC PRESERVATION CHAPTER**

MS. TOLBERT ANNOUNCED THAT MR. MILLER INCLUDED STAFF NOTES TO THE COMMISSION IN HIS ABSENCE REGARDING EXAMPLES OF COMPREHENSIVE PLANS FROM OTHER COMMUNITIES.

MR. MILLER'S NOTES ALSO INCLUDED THOUGHTS ON SHORT TERM GOALS FOR 2019 INCLUDING NEW DESIGNATIONS, INFORMATION FOR HISTORIC PROPERTY OWNERS, AND CONTINUED EDUCATION AND OUTREACH.

MR. MENDOZA COMMENTED THAT MR. MILLER ALSO INCLUDED A SUMMARY OF DISCUSSION ON ADA COMPLIANCE IN THE DOWNTOWN IN REGARDS TO HISTORIC BUILDINGS AND HOW STEPS COULD BE TAKEN TO ADDRESS THESE CHALLENGES.

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**PUBLIC COMMENT**

MR. MENDOZA INFORMED THE COMMISSION THERE WAS PROGRESS AT 131 CENTER STREET, WHICH WAS PREVIOUSLY UP FOR DEMOLITION. IT WAS PURCHASED LAST WEEK AT AN AUCTION AND THE NEW OWNER HOPES TO REHABILITATE THE STRUCTURE FOR A PRIMARY RESIDENCE. MS. TOLBERT ASKED IF THE BUILDING WAS REPAIRED TO THE REQUESTS OF THE BOARD OF PUBLIC WORKS, WHO ORIGINALLY FLAGGED IT FOR DEMOLITION. MR. MENDOZA SAID ADEQUATE STABILIZATION HAD OCCURRED AND A NEW ROOF INSTALLED.

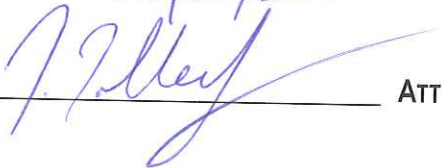
MR. ECKELS ASKED ABOUT THE STATUS OF THE CELL PHONE STORE THAT HAS COMPLETE COVERAGE OF ITS STOREFRONT WINDOWS. MR. MENDOZA SAID THE CITY HAS NOT TAKEN ACTION BECAUSE THE CITY'S SIGN ORDINANCE IS STILL BE REWORKED, WHICH IS CURRENTLY IN A DRAFT FORM.

MS. MCBRIDE MADE A MOTION TO ADJOURN.  
*MEETING ADJOURNED*

**NEXT MEETING: FEBRUARY 19, 2019**

MINUTES APPROVED ON 3/19/2019

CHAIRMAN



ATTEST

