

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
FEBRUARY 18, 2020**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:27PM.

MEMBERS IN ATTENDANCE: PAULA ISOLAMPI, ROBB ZIMMERMAN, CHRIS KOSOVICH, RITA McBRIDE, TIFFANY TOLBERT

STAFF: SERGIO MENDOZA (PLANNING), BRAD MILLER (IL)

PLEDGE OF ALLEGIANCE

ROLL CALL – TOM EHRHARDT, ABSENT

APPROVAL OF MINUTES – JANUARY 21, 2020

MR. ZIMMERMAN MADE A MOTION TO APPROVE THE MINUTES FOR JANUARY 21, 2020; Ms. ISOLAMPI SECONDED. MOTION CARRIED.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

NEW BUSINESS

**HHPC 19-10A PETITIONER: WARREN ENGSTROM, OWNER
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: FAÇADE IMPROVEMENT (MASONRY)
LOCATION: 313 MAIN STREET**

HELEN ENGSTROM WAS IN ATTENDANCE AND MADE COMMENTS REGARDING THE DESIGN GUIDELINES AND THE WORK OF THE HISTORIC PRESERVATION COMMISSION. MS. ENGSTROM READ SEVERAL EXCERPTS FROM THE DESIGN GUIDELINES. MS. ENGSTROM EXPLAINED A NEED FOR AN AWNING ON THE FRONT OF THE BUILDING BECAUSE OF HOW SUNLIGHT ENTERS THE BUSINESS. MS. TOLBERT ASKED IF THE COMMISSION WAS REVIEWING AN AWNING THIS EVENING. MR. MILLER SAID THERE WAS NO REQUEST FOR AN AWNING SUBMITTED.

MS. ENGSTROM CONTINUED READING THE GUIDELINES, SPECIFICALLY THAT NEW ELEMENTS SHOULD NOT BE TOO INTRICATE TO INTRODUCE SOMETHING THAT IS CROWDED OR BUSY. SHE EXPLAINED THAT WHAT WAS PROPOSED BY STAFF WOULD BE TOO BUSY FOR THE BUILDING AND WOULD BE HIDDEN BY THE AWNING THEY WOULD LIKE.

MS. TOLBERT REITERATED THAT THE REQUEST BEFORE THE COMMISSION IS FOR FILLING IN THE SPACE ABOVE THE STOREFRONT WITH A SUITABLE MATERIAL, WHICH WAS LEFT UNDETERMINED DURING THE ORIGINAL REVIEW BARRING FURTHER DECISIONS FROM THE PETITIONERS. MS. TOLBERT ALSO RECALLED FROM THE LAST MEETING THAT THE ORIGINAL APPROVAL, WITH CONFIRMATION FROM THE CONTRACTOR, INCLUDED ORNAMENTAL BRICK WORK THAT WOULD CONTINUE EXISTING PATTERNS TO THE NEW PARAPET WALL. THAT NEW ORNAMENTATION WAS NOT EXECUTED IN THE PARAPET WALL DURING CONSTRUCTION. MS. ENGSTROM WAS NOT AWARE OF THIS INFORMATION. MR. ZIMMERMAN STATED THAT IT WAS PART OF THE DISCUSSION AND WAS RECORDED IN THE MINUTES.

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Ms. Tolbert said the contractor's original proposal for filling the space in question would include just one row of block, but it turns out it would need to be two rows of block to fill the dimensions of the space. The contractor offered to divide the block with sections of brick to break up the course after members of the commission and staff expressed the idea.

Mr. Zimmerman asked staff about the difference between what was approved and what was actually constructed through the initial approval of work. Mr. Miller said the only difference was the new parapet wall did not continue the turned, ornamental brick, which resulted in a rather monotonous brick wall. Staff was given the ability to approve the material to fill the space in question, but they were unable to come to an agreement with the petitioners and that is why it was turned back to the commission.

Ms. Tolbert asked where the future awning would be attached. Mr. Engstrom interjected and asked if the contractor had submitted a drawing with the initial approval to show the brickwork. Mr. Miller stated that it was a verbal agreement with the contractor and it was recorded in the minutes. Ms. Tolbert and Mr. Zimmerman both stated that it is not their intent to correct what was already done, but how to best move forward.

Ms. Tolbert asked how the commission feels about the material presented. Commission members stated they liked the material. Mr. Miller elaborated that the proposed material would closely match the limestone already on the building once it is exposed to the elements. Mr. Kosovich stated that the continuity of material and color would be good.

Ms. Tolbert asked how the commission feels about how the material is applied to the façade; it would need to be completed in two rows. Mr. Zimmerman asked Mr. Mendoza about his opinion. Mr. Mendoza deferred to Mr. Miller and Ms. Tolbert. Mr. Miller elaborated on some of the details of what could happen in the space. Mr. Miller explained his interactions with the contractor on site and what is shown on the rendering.

Ms. Tolbert asked the petitioners about potential signage. Ms. Carla Houck was in attendance and spoke on behalf and in support of the petitioners. Mr. Engstrom explained his ownership of the building and its lease to Dollar General. Mr. Zimmerman explained that the commission cares about the future of the building and the business, while it may not be part of the final decision making process.

Ms. Tolbert noted that future petitions have to be complete before coming before the commission. Ms. Tolbert reminded members of the commission that their decisions have to be based on the design guidelines and not the economic factors involved.

Ms. Tolbert asked if what is before the commission submitted by the contractor. Mr. Miller confirmed that what was submitted was a proposal from the contractor that was the culmination of discussions with staff. Ms. Tolbert asked if the petitioner was asking for something different. Mr. Miller said this is what was submitted. Mr. Mendoza provided more clarification by explaining what was originally proposed by the contractor, which included two rows of running course blocks, staggered, with no bricks.

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Ms. Tolbert asks if anyone has questions about the request and if there is a motion. Mr. Kosovich asked if the proposed block layout exists in the downtown elsewhere. Mr. Mendoza said it does not exist elsewhere; it is a new design. Ms. Tolbert said that is allowable in certain circumstances.

Mr. Engstrom said that the space in question used to be a canopy that extended the entire length of the building. A former mayor asked for it to be removed and Mr. Engstrom complied. Ms. Tolbert said the proposal does not impact any historic elements and the commission is only weighing its impact on the rest of the downtown district. Mr. Zimmerman asked how the awning would change things. Mr. Miller recommended discussion of the awning occur only once a design is submitted.

Motion to approve as presented by the petitioner at the meeting, which included the two rows of stone blocks with the bricks removed from the design. Ms. Tolbert elaborated that the block would be the manufacturer's "Parchment Cast-Fit Cultured Stone" as depicted in an alternate rendering from what was proposed; also on file. Motion seconded by Ms. McBride. Motion carried.

Mr. Engstrom asked if that approval was for the entire length of the building. Ms. Tolbert confirmed that it was.

HISTORIC PRESERVATION COMMISSION WORKSHOP – MARCH 10TH

Mr. Miller reminded commission members it would be held at the Pennsy Depot on March 10 at 6pm. Invitations were sent to other commissions. Mr. Miller asked if commission members would be willing to pitch-in to provide refreshments for the workshop, such as coffee, snacks, water. Mr. Mendoza said he would ask the mayor for support. Commission members expressed the refreshments they could provide. Mr. Miller asked that commission members provide him with what they are bringing to avoid duplicating efforts.

STATE HISTORIC PRESERVATION CONFERENCE

Ms. Tolbert asked who would be interested in attending the preservation conference in April. Mr. Miller said it would be helpful to know who would like to take advantage of the two available scholarships; knowing Mr. Ehrhardt had already expressed interest in attending. Mr. Kosovich and Mr. Zimmerman said they are unable to attend that week. Ms. McBride said she will also not be able to commit at this time. Ms. Tolbert encouraged consideration for the one day camp workshop as well.

SPRING WALKING TOUR

Mr. Miller said that May 28, the last Thursday of the month, would be the tentative date, which aligns with the first summer market. Mr. Miller said that he will work with Ms. McBride and Isolampi to work on the tour content.

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PUBLIC COMMENT

NONE

MR. ZIMMERMAN MADE A MOTION TO ADJOURN.
MEETING ADJOURNED

NEXT MEETING: MARCH 17, 2020

MINUTES APPROVED ON 3/17/2020

CHAIRMAN *Jeff Tolby*

ATTEST *Paula Stolamp*