

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
MARCH 17, 2020**

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

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 – FEBRUARY 18, 2020

MR. ZIMMERMAN MADE A MOTION TO APPROVE THE MINUTES FOR FEBRUARY 18, 2020. MS. MCBRIDE POINTED OUT AN ERROR IN THE FIRST SENTENCE OF THE SECOND PARAGRAPH; THE "TO" SHOULD BE "TOO." MS. ISOLAMPI SECONDED WITH CORRECTION. MOTION CARRIED.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

NEW BUSINESS

**HHPC 20-02 PETITIONER: TOMAS GILAZYN
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIDING, TRIM, WINDOWS/DOORS, PORCH
LOCATION: 512 E. 4TH STREET**

MR. GREG LENSON EXPLAINED TO MR. MILLER DOCUMENTS THAT HE HAD TO PRESENT TO THE COMMISSION

MR. LENSON STATED THAT HE WAS REPRESENTING MR. GILAZYN AS THE CONTRACTOR. HE STATED THEY ARE CURRENTLY JUST DEMOLISHING THE INTERIOR AND PLAN TO MOVE FORWARD WITH REBUILDING THE PORCH.

THE PORCH IS CURRENTLY MADE OF PLYWOOD AND IS DILAPIDATED. MR. LENSON SAID THE ORIGINAL PLAN WAS TO USE TREATED WOOD, 4 X 6, BUT HE SAID MR. MILLER RECOMMENDED TO MAKE IT LOOK LIKE THE PORCH WAS 100 YEARS AGO WITH TONGUE-AND-GROOVE, PERPENDICULAR TO THE HOUSE. MS. TOLBERT ASKED IF THIS WOULD BE FOR THE SIDING. MR. LENSON SAID THIS WOULD BE FOR THE DECK FLOOR. MS. TOLBERT ALSO ASKED IF THIS PETITION WAS FOR THE COMMERCIAL BUILDINGS, TOO. MR. LENSON SAID THIS WAS JUST FOR THE HOUSE. MR. LENSON CONTINUED BY REITERATING THE PORCH PLANS AND THAT THEY WERE STILL WAITING TO HEAR BACK FROM ANDERSON ON THE WINDOWS. HE SAID THEY NEEDED TO GET BIDS BECAUSE THE COMMISSION WANTS WOOD WINDOWS AND NOT VINYL.

MS. TOLBERT ASKED FOR CLARIFICATION ON WHAT APPROVALS ARE BEING SOUGHT. MS. TOLBERT ASKED IF MR. MILLER COULD PROVIDE A SUMMARY.

MR. MILLER SUMMARIZED THE PETITION: REMOVAL OF SIDING AND REPLACEMENT WITH HARDI[BOARD] LAP SIDING; SAME THING WITH THE TRIM; WINDOWS TO BE REMOVED AND RECONDITIONED; AND THE FRONT PORCH. MS. TOLBERT STATED THE ORIGINAL WOOD SIDING WAS ALREADY REMOVED FROM THE HOUSE WITHOUT PERMIT. MR. LENSON SAID THAT WAS BEFORE HE WAS BROUGHT ONTO THE JOB. MS. TOLBERT ASKED IF THE PETITIONER IS REQUESTING

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INSTALLATION OF HARDIBOARD OF THE SAME PROFILE ONTO THE HOUSE. MR. LENSON SAID THAT WAS CORRECT. MS. TOLBERT ASKED FOR THE SIZE OF THE SIDING THAT WAS REMOVED. MR. MILLER SAID THE ORIGINAL SIDING HAD A 4-INCH REVEAL, WHICH IS THE MEASUREMENT BETWEEN EACH LINE. THE FULL SIZE OF THE BOARD WOULD BE ABOUT 5 ¼". THE PETITION INCLUDED HARDIBOARD AND ON THEIR WEBSITE THE BOARD CAN GO TO A 4" REVEAL, WHICH WOULD MATCH WHAT IS ON THE HOUSE. MR. LENSON SAID THE 4" IS AVAILABLE BUT IT HAS THE WOOD FINISH.

MS. TOLBERT ASKED ABOUT THE COLOR. MR. MILLER SAID "COBBLESTONE" WAS WHAT WAS SUBMITTED. MR. LENSON SAID THE OWNER ALSO LIKES WHITE AS WELL. MR. LENSON SAID COBBLESTONE WAS LIKE A SAND. MR. MILLER AGREED IT WAS A MUTE COLOR. MR. LENSON SAID THE WHITE WOULD BE THE TRIM AND THE SIDING THE COBBLESTONE. MR. MILLER SAID COBBLESTONE WAS THE ONLY LISTED ON THE PETITION.

MS. TOLBERT SAID THERE IS STILL ORIGINAL WOOD TRIM SUCH AS THE CORNER BOARDS AND FASCIA. MR. LENSON SAID IT IS ALL ROTTED; HE HAS WORKED ON SEVERAL OLDER HOUSES AND THIS ONE IS IN BAD SHAPE. MS. TOLBERT ASKED IF THE TRIM IS GOING TO BE HARDIBOARD, TOO? MR. LENSON SAID CORRECT. MR. MILLER SAID HE CONDUCTED A SITE VISIT WITH THE OWNER AND THEY DISCUSSED KEEPING TRIM THAT WAS REPAIRABLE AND BEING ABLE TO RECREATE SIMPLE FEATURES LIKE THE WINDOW TRIM WHICH IS SIMPLY SQUARED PIECES OF WOOD. THE SOFFIT BOARD THAT REMAINS UNDER THE ROOF IS STILL IN GOOD SHAPE. MS. TOLBERT ASKED IF THAT WOULD BE KEPT. MR. LENSON SAID THAT MATERIAL IS STILL IN GOOD SHAPE. MR. MILLER ALSO ELABORATED THAT THE MATERIALS THAT WILL BE SAVED AND REPAIRED WILL HAVE TO BE FIRST REMOVED IN ORDER TO PROPERLY WRAP AND INSULATE THE HOUSE.

MR. ZIMMERMAN ASKED IF THE SOFFIT ON THE PORCH REMAINS. MR. LENSON SAID THAT WAS ROTTED AND GONE; THE OWNER "SISTERED-IN" NEW WOOD TO THE EXISTING RAFTERS AND REINSTALLED PLYWOOD WHERE IT WAS ORIGINALLY PLYWOOD. MS. TOLBERT ASKED IF IT WOULD ALSO BE HARDIPLANK THERE. MR. LENSON SAID IT WAS ORIGINALLY PLYWOOD SO IT WOULD BE PLYWOOD. MS. TOLBERT SAID IT WAS CURVED SO SHE WAS CONCERNED AND THE INTRODUCTION OF A LOT OF HARDIBOARD WOULD MAKE JOINTS DIFFICULT. MS. TOLBERT SAID IF MORE WOOD IS PRESERVED THEN INTEGRITY IS MAINTAINED AND IT DOES NOT LOOK LIKE A BOX. MR. ZIMMERMAN AGREED. MR. LENSON SAID THE OWNER WANTS TO SAVE AS MUCH OF THE ORIGINAL AS POSSIBLE. MS. TOLBERT SAID IT IS IMPORTANT THAT THEY KNOW WHAT IS GOING TO STAY AND WHAT IS GOING TO BE REPLACED, AND TO REQUEST THOSE SPECIFICS. MR. ZIMMERMAN SAID HE WAS NOT COMFORTABLE UNLESS THIS INFORMATION WAS PROVIDED.

MR. LENSON ASKED FOR CLARIFICATION THAT THIS WAS JUST FOR THE EXTERIOR. MS. TOLBERT SAID IT WAS JUST FOR THE EXTERIOR. MS. TOLBERT SAID SHE WOULD LIKE THE SAME TYPE OF INFORMATION REGARDING THE WINDOWS. MR. MILLER RECOUNTED HIS SITE VISIT WITH THE OWNER WHERE THEY WENT AROUND TO EACH WINDOW AND ASSESSED WHICH ONES COULD BE SALVAGED AND HE CONNECTED THE OWNER WITH AN INDIVIDUAL WHO RESTORES WINDOWS. MR. MILLER SAID THE DISCUSSION ALSO INCLUDED REPLACEMENTS WHERE NECESSARY THAT WOULD BE WOOD, DOUBLE-HUNG, ONE-OVER-ONE WINDOWS. HE SAID THE TWO WINDOWS ON THE SECOND FLOOR ON THE FAÇADE WOULD NEED TO BE REPLACED BECAUSE THEY ARE NOT ORIGINAL ARE ABOUT TO FALL OUT OF THE FRAME.

MR. LENSON SAID THAT SOME OF THE WINDOWS HAVE ALUMINUM STORM WINDOWS AND ASKED IF THE COMMISSION WANTED THEM REINSTALLED. MR. MILLER SAID THAT IT WOULD BE UP TO THE OWNER. MS. TOLBERT SAID THEY WOULD BE OKAY AND MORE A MATTER OF IF THEY STILL WORKED AND FIT.

MS. TOLBERT STATED HER DESIRE TO HAVE MORE CLARITY FOR WHAT WAS PROPOSED FOR THE HOUSE, INCLUDING A MOCK-UP VISUAL THAT CODED WHAT WOULD BE SAVED AND WHAT WOULD BE CHANGED. MR. LENSON SAID HE COULD PUT SOMETHING TOGETHER. MS. TOLBERT SAID THAT WOULD BE VERY HELPFUL WITH ALL ELEMENTS OF THE PROJECT, INCLUDING THE PORCH. MR. MILLER SHARED WITH THE COMMISSION A FEW EXAMPLES OF PORCH RAILING SYSTEMS THAT HE PROVIDED TO THE OWNER, THAT WOULD BE SIMPLE AND APPROPRIATE. MR. LENSON STATED THAT THE HOUSE

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DID NOT HAVE AN EXISTING RAILING. MS. TOLBERT ASKED THAT THE PETITIONER PICK ONE EXAMPLE AND INCLUDE IT IN THE REPORT. MS. TOLBERT SAID SHE WAS NOT COMFORTABLE APPROVING THE PETITION UNTIL THERE IS A MOCK-UP AND FULL UNDERSTANDING OF THE WORK. MR. LENSON ASKED IF THE PORCH WORK COULD BE APPROVED. MR. MILLER SAID THE CHALLENGE IS THAT PERMITS HAVE BEEN ISSUED FOR THE PROPERTY AND THE OWNER HAS NOT APPROPRIATELY FOLLOWED THEM, INCLUDING WORK CONDUCTED BEYOND PERMISSIONS GIVEN. MR. MENDOZA AGREED WITH MR. MILLER AND STATED THAT THERE HAS BEEN A MISCOMMUNICATION IN THE PAST SO IT WOULD BE TO HAVE A FULL APPLICATION AND APPROVAL BEFORE WORK BEGINS.

MR. LENSON ASKED IF THE COMMISSION WANTED A RENDERING. MS. TOLBERT SAID THAT WOULD BE GREAT. MS. TOLBERT SAID THAT ALL THE DECISIONS HAVE TO BE STRAIGHTFORWARD AND MADE BEFORE RESUBMITTING. MS. TOLBERT ASKED WHAT PERMITS ARE PULLED FOR THE PROPERTY. MR. LENSON SAID JUST DEMO. MR. ZIMMERMAN ASKED IF THAT WAS FOR DEMO OF THE ADJOINING PROPERTY. MR. MENDOZA SAID IT WAS ONE PROPERTY, BUT THE DEMO PERMIT WAS FOR THE INTERIOR OF THE HOME AND THE INTERIOR OF THE COMMERCIAL, NOT THE EXTERIOR. MR. MENDOZA SAID THERE WAS A PERMIT ISSUED FOR THE ROOF, SIDING, AND WINDOWS, BUT WAS ISSUED IN ERROR BY THE BUILDING DEPARTMENT BECAUSE THEY DID NOT KNOW IT WAS IN THE HISTORIC DISTRICT. THEY DID ISSUE A STOP-WORK ORDER UNTIL THE OWNER RECEIVED A COA FROM THE COMMISSION.

MS. TOLBERT ASKED IF THE FLOORS WERE EXPOSED ON THE PORCH AND IF THE PETITIONER WAS CONCERNED ABOUT SAFETY. MR. LENSON SAID HE WAS CONCERNED WITH SAFETY BUT THAT HE COULD PUT DOWN NEW PLYWOOD FOR A TEMPORARY BASIS. MR. LENSON ASKED WHO HE SHOULD TURN THE NEW INFORMATION IN TO. MS. TOLBERT RESPONDED EITHER MR. MENDOZA OR MR. MILLER. MS. TOLBERT RECOMMENDED THE COMMISSION TABLE THE REQUEST.

MR. KOSOVICH THANKED THE PETITIONER FOR INCLUDING THE ESTIMATES BECAUSE IT INCLUDED THE MATERIAL SPECIFICATIONS AND INCLUDING IT IN THE FUTURE WOULD MAKE ANY DECISION EASIER. MS. TOLBERT EXPRESSED SUPPORT FOR THE PROJECT BECAUSE REPAIR OF THE HOUSE WAS GREATLY NEEDED. MR. LENSON AGREED AS A RESIDENT OF HOBART THAT THE HOUSE HAS BEEN AN EYESORE.

MR. ZIMMERMAN ASKED IF THERE WAS ANYTHING MR. LENSON COULD DO WITH SECURING THE COMMERCIAL BUILDING SITE. MR. ZIMMERMAN SAID THE COMMERCIAL BUILDINGS WERE NOT COMPLETELY SECURED AND VISUALLY APPEALING. MR. ZIMMERMAN ASKED IF IT WAS WITHIN THE AUTHORITY OF THE COMMISSION TO REQUEST SECURING THE BUILDING AS PART OF APPROVAL. MR. MENDOZA SAID THAT WOULD HAVE TO GO TO BOARD OF WORKS BECAUSE BARRIERS AND FENCING WOULD BE IN THE PUBLIC RIGHT-OF-WAY. MR. MENDOZA ASKED FOR CLARIFICATION ON WHAT HE SHOULD RELAY TO THE BOARD OF WORKS. MS. ISOLAMPI SAID THE FENCE OUT FRONT WAS NOT VERY SECURE. MR. ZIMMERMAN SAID HE SAW THE FRONT GLASS WINDOW HAD SHATTERED AND IT WAS BOARDED UP BUT WAS BEGINNING TO PULL AWAY. MR. LENSON SAID HE COULD MAKE SURE THE PROBLEM IS FIXED.

MS. TOLBERT ASKED MR. LENSON IF HE WAS DOING THE COMMERCIAL WORK AS WELL AND IF THERE WAS ANY PROGRESS. MR. LENSON SAID THEY WERE WAITING ON TWO BIDS FOR THE CONCRETE INSIDE AND A BID FOR THE ROOF BECAUSE THE OWNER WANTS THE ROOF REBUILT AS IT WAS. THIS MEANS THE CONCRETE HAS TO HAPPEN FIRST. MR. ZIMMERMAN ASKED IF THERE WAS ANY STRUCTURAL ISSUES WITH THE BUILDING NOT HAVING A ROOF. MR. LENSON SAID NO. MS. TOLBERT SAID IT HAS BEEN FINE BUT IT HAS BEEN EXPOSED FOR A LONG TIME. MS. TOLBERT REITERATED TO MR. LENSON THAT MORE SHOULD BE DONE TO SECURE THE PROPERTY.

MS. TOLBERT CALLED FOR A MOTION TO TABLE. MR. ZIMMERMAN MADE A MOTION TO TABLE HHPC 20-02; SECONDED BY MS. ISOLAMPI. MOTION APPROVED.

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HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION UPDATE

MR. MILLER RECEIVED WORD FROM THE STATE PRESERVATION OFFICE THAT ALL BUT THE LAST SECTION OF THE APPLICATION HAD BEEN REVIEWED AND THAT IT LOOKED GOOD SO FAR. HE SAID THE LAST SECTION WAS PROCEDURES FOR REVIEW OF NATIONAL REGISTER NOMINATIONS. MR. MILLER SAID THEY WOULD SEND A LETTER WITH ALL THE NEEDED EDITS AND WOULD SUSPECT THAT RETURNED BY THE NEXT MEETING.

HISTORIC PRESERVATION COMMISSION ROUNDTABLE – FOLLOW UP

MS. TOLBERT COMMENDED THE ROUNDTABLE AND ITS DRAW OF COMMISSION MEMBERS FROM OTHER CITIES. THEY DISCUSSED EXAMPLES OF COAs FROM OTHER PARTS OF THE STATE AND DISCUSSED NEW CONSTRUCTION. THE MAYOR ALSO DROPPED BY TO SAY A FEW WORDS WHICH WAS APPRECIATED. MS. ISOLAMPI THOUGHT THE EVENT WAS INTERESTING. MR. KOVOVICH SAID IT WAS GREAT TO HAVE AN ARCHITECT INVOLVED IN THE ROUNDTABLE SO THAT COMMISSION MEMBERS BETTER UNDERSTAND THE DESIGN PROCESS. HE ALSO THOUGHT IT WAS HELPFUL TO SEE HOW OTHER CITIES FUNCTION. MR. MILLER SAID IT WAS RECEIVED WELL BY THOSE WHO ATTENDED FROM OUTSIDE HOBART AND IT IS ALWAYS GREAT TO HAVE COMMUNICATION BETWEEN VARIOUS COMMISSIONS.

PRESERVING HISTORIC PLACES CONFERENCE – SCHOLARSHIPS

MS. TOLBERT REPORTED THE CONFERENCE HAS BEEN POSTPONED DUE TO THE CORONAVIRUS. IT SHOULD STILL BE IN SOUTH BEND REGARDLESS OF WHEN IT IS RESCHEDULED. MS. TOLBERT ASKED IF ANYONE FROM HOBART WAS GOING TO USE THE SCHOLARSHIPS. MR. MILLER SAID THAT MR. EHRHARDT AND MR. PIETRZAK PLANNED ON USING THE SCHOLARSHIPS.

SPRING WALKING TOUR

MS. TOLBERT SAID THIS WAS PLANNED FOR MAY BUT WILL PROBABLY BE CANCELLED. MS. TOLBERT ASKED WHEN THE COMMISSION HAD PLANNED ON HOLDING THE TOUR. MR. MILLER SAID THE PLAN WAS TO HOLD IT ON MAY 28, WHICH WOULD BE THE LAST THURSDAY OF THE MONTH. MR. MILLER SAID THE CURRENT CDC GUIDELINES HAVE MAY 10 AS THE EARLIEST FOR PUBLIC EVENTS. HE SUGGESTED THE COMMISSION COULD CONTINUE TO PLAN THE CONTENT AND MARKET THE EVENT WHEN NEEDED. MR. MILLER SAID HE COULD CONTINUE TO WORK WITH THE HISTORICAL SOCIETY TO RESEARCH THE PROPERTIES.

MR. ZIMMERMAN ASKED FOR AN UPDATE ON THE DOLLAR GENERAL SINCE WORK HAD COMMENCED. MR. MILLER SAID IT LOOKED LIKE THEY WERE PREPPING THE SURFACE TO ADHERE THE NEW STONE. MR. ZIMMERMAN ASKED ABOUT THE FLASHING THEY WERE USING. MR. MILLER SAID THERE WOULD HAVE TO BE SOME TYPE OF FLASHING AT THE JOINTS OF THE NEW AND OLD MATERIALS. MR. ZIMMERMAN ASKED IF IT WAS GOING TO BE PERMANENT. MR. MILLER SAID HE WOULD FOLLOW-UP. MS. TOLBERT RECALLED THAT IT SHOULD BE FLUSH WITH THE BUILDING. MR. ZIMMERMAN SAID HE WAS NOT SURE IF THEY REPLACED THE MATERIAL BEHIND THE PROPOSED STONE AND WAS CONCERNED IF THEY INSTALL AN AWNING THAT THERE WILL NOT BE A GOOD ANCHOR POINT. MR. MILLER SAID HIS UNDERSTANDING WAS NOTHING STRUCTURAL WOULD BE MOUNTED AT THAT POINT, BECAUSE THEY REBUILT THE PARAPET WALL WITH CONCRETE BLOCK AND THAT WOULD BE A GOOD ANCHOR.

MS. MCBRIDE THANKED MR. ZIMMERMAN FOR HIS VIGILANCE IN THE DOWNTOWN. MS. ISOLAMPI SAID SHE WAS HAPPY THAT WORK WAS PROPOSED FOR THE SMITH HOUSE. MS. MCBRIDE SAID SHE DID NOT THINK THERE WAS EVER A PORCH RAILING. MR. MILLER SAID HE CHECKED WITH THE BUILDING DEPARTMENT AND PORCH WILL NEED TO HAVE A

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RAILING PER CODE. MS. TOLBERT SAID THE INITIAL PROPOSED PORCH RAILING WAS NOT UP TO PAR WITH WHAT WOULD BE APPROPRIATE.

MR. MILLER APOLOGIZED FOR THE CONFUSION THAT WAS CAUSED BY AN INCOMPLETE APPLICATION. HE SAID THAT IT WOULD BE A GOOD TIME FOR STAFF TO REEVALUATE HOW APPLICATIONS ARE SUBMITTED TO THE CITY. THE CHALLENGE IS APPLICATIONS CAN BE FILED BUT THEY ARE NOT NECESSARILY COMPLETE, SO THERE NEEDS TO BE THOUGHT PUT INTO A NEW PROCESS. MR. MENDOZA SAID THERE NEEDS TO BE MORE MEETINGS PRIOR TO A FULL FILING. MS. TOLBERT SAID THAT A FILE NUMBER SHOULD NOT BE GIVEN TO A PETITION UNLESS IT IS COMPLETE BECAUSE IT STARTS THE THIRTY-DAY COUNTDOWN FOR REVIEW. MR. MILLER SAID THERE MAY NEED TO BE LANGUAGE ADDED TO PREFACE THE APPLICATION. MR. MENDOZA SAID STAFF COULD CREATE A MODEL APPLICATION THAT PETITIONERS COULD LOOK AT AS AN EXAMPLE.

MR. ZIMMERMAN ASKED IF THE STANDARDS ARE INCLUDED IN THE WELCOME PACKET FOR NEW BUSINESS/PROPERTY OWNERS IN THE DOWNTOWN. MR. MILLER SAID IT DOES NOT GET INTO THAT MUCH DETAIL; OTHER THAN THE NEED TO GET A COA BEFORE MAKING CHANGES.

MR. ZIMMERMAN ASKED IF THE ROOF WAS PART OF THE APPLICATION [HHPC 20-02]. MR. MILLER SAID THE ROOF WAS ALREADY COMPLETED AND IT WAS APPROVED BY STAFF THROUGH CONSULTATION WITH THE MS. TOLBERT. THE ROOF HAD PLYWOOD ON TOP OF THE SHINGLES AND IT WAS A SAFETY HAZARD. MS. TOLBERT SAID THE NEW ROOF WAS THE SAME AS WHAT WAS ALREADY THERE SO IT WAS A REPLACEMENT IN KIND.

MR. MILLER REITERATED A POINT BY MS. TOLBERT, THAT THE COMMISSION HAS TO ACT WITHIN 30 DAYS OF A PETITION BEING FILED OR ELSE EVERYTHING IN THE PETITION IS GRANTED. THIS IS SOMETHING THAT MR. MILLER SAID IS BEING EVALUATED ACROSS THE STATE WITH MEETING CANCELLATIONS. MS. TOLBERT SAID SOME ACTION HAS TO BE TAKEN BY THE COMMISSION. MR. ZIMMERMAN ASKED IF A VIRTUAL APPROVAL WOULD BE ALLOWED. MR. MILLER SAID THAT WOULD BE A QUESTION FOR THE CITY ATTORNEY. MR. MILLER SAID THE CITY ATTORNEY IS LOOKING INTO STATE STATUTE AND THE STATE IS LOOKING INTO HOW THAT COULD WORK STATEWIDE. MR. KOSOVICH SAID HE HAD HEARD THAT AT A PREVIOUS CITY MEETING THAT THE CITY ATTORNEY WAS FIGURING OUT HOW MANY COULD BE VIRTUAL HOW MANY COULD BE PHYSICALLY PRESENT. MR. MILLER SAID THE GOOD THING IS EVERY CITY IS LOOKING INTO TO THE SAME QUESTION.

MS. TOLBERT ADDED THAT A RENDERING OR PHOTOGRAPH IS NEEDED TO SHOW THE END RESULT AND NOT JUST PIECES OF THE PROJECT. MS. TOLBERT SAID IT REQUESTS THIS DOCUMENTATION ON THE COA APPLICATION JUST LIKE A SITE PLAN FOR PLAN COMMISSION. MS. TOLBERT SAID IT CAN BE SOMETHING AS SIMPLE AS A PHOTOGRAPH WITH NUMBERED CAPTIONS. SEVERAL COMMISSION MEMBERS AGREED THIS WOULD BE VERY HELPFUL TO MAKE A GOOD DECISION. MR. MENDOZA SAID THERE WILL STILL BE APPLICANTS WHO DO NOT WANT TO ABIDE BY APPROPRIATE GUIDELINES AND WILL HAVE TO DISCUSS THAT DIRECTLY WITH THE COMMISSION.

MS. KOSOVICH ASKED ABOUT THE COLOR PROPOSALS AND WHETHER OR NOT THEY HAVE TO ABIDE BY A HISTORIC PAINT PALETTE. MR. KOSOVICH SAID THAT THE DESIGN GUIDELINES REFERENCE APPROPRIATE COLOR CHOICES AND QUESTIONED IF APPLICANTS ARE ONLY BRINGING FORWARD WHAT MANUFACTURERS ARE MAKING INSTEAD OF SOMETHING THAT IS APPROPRIATE. HE QUESTIONED IF THAT CAUSES CONFUSION. MS. TOLBERT SAID WHEN THE COMMISSION WAS FOUNDED AND SET UP THE DESIGN GUIDELINES, THE DECISION WAS MADE TO NOT MAKE STRINGENT STANDARDS FOR PAINT COLORS AND RATHER MAKE IT APPROPRIATE PER BUILDING. MS. MCBRIDE SAID IT IS ALSO VERY EASY FOR ANY PAINT COMPANY TO COLOR MATCH AS NEEDED. MR. MILLER ADDED THAT HIS APPROACH IS TO LEAVE IT UP TO THE COMMISSION AND THEIR PREFERENCE AND LEVEL OF REVIEW. MOST STAFF AT LANDMARKS SEE PAINT COLOR AS TEMPORARY AND ITS MORE IMPORTANT AS A COAT TO PROTECT MATERIALS.

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MR. KOSOVICH SAID HE HAD NO ISSUES WITH THE PETITIONERS CHOICE, RATHER THE CHALLENGE WITH HOW TO REVIEW AND APPROVE. MS. TOLBERT SAID IT IS ALSO UNIQUE BECAUSE THIS IS THE ONLY HOUSE IN THE COMMERCIAL DISTRICT AND COLOR IS NOT AS INTEGRAL. MR. MILLER SAID THE GUIDELINES LACK ATTENTION TO RESIDENTIAL BECAUSE OF THIS AND IT LEAVES STAFF AND THE COMMISSION TO REVIEW USING BEST PRACTICES.

PUBLIC COMMENT

NONE

MS. MCBRIDE MADE A MOTION TO ADJOURN.
MEETING ADJOURNED

NEXT MEETING: APRIL 21, 2020

MINUTES APPROVED ON 6/14/2020

CHAIRMAN Jeff Miller ATTEST Rita McBride