

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
MAY 18, 2021**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:31PM.

MEMBERS IN ATTENDANCE: TIFFANY TOLBERT, PAULA ISOLAMPI, CHRIS KOSOVICH (VIRTUAL), RITA MCBRIDE, TOM EHRHARDT, PETE MORIKIS

STAFF: ROSS PIETRZAK (ZONING), BRAD MILLER (VIRTUAL; IL)

PLEDGE OF ALLEGIANCE

ROLL CALL – ALL PRESENT

APPROVAL OF MINUTES – APRIL 20, 2021

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR APRIL 20, 2021. MS. MCBRIDE SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTIONED CARRIED UNANIMOUSLY.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

NEW BUSINESS

**HHPC 21-05 PETITIONER: JUSTIN SHEPHARD
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIGNAGE/PAINTING
LOCATION: 223 CENTER STREET**

MR. JUSTIN SHEPHARD, OWNER OF RUSTIC LIVING, WAS IN ATTENDANCE TO PRESENT THE PROPOSED WORK. MS. TOLBERT ASKED IF ONLY THE WOOD ELEMENTS WOULD BE PAINTED. MR. SHEPHARD SAID EVERYTHING THAT IS WHITE WOULD BE PAINTED BLACK AND ABOVE THE WINDOWS WOULD BE COVERED IN PALLET WOOD WITH THE NAME ON TOP. HE SAID THEY WANT TO DO GOOSENECK LIGHTING, BUT NOT UNTIL DOWN THE ROAD. MR. EHRHARDT ASKED WHEN HE PLANNED ON COMING BACK FOR APPROVAL ON THE LIGHTING. MR. SHEPHARD SAID THEY WOULD HAVE TO SEE HOW GOOD THE STORE DOES. MS. TOLBERT SAID THERE IS ALREADY AN ELECTRIC BOX INSTALLED ABOVE THE STOREFRONT. SHE ASKED IF THAT WOULD BE REMOVED. MR. SHEPHARD SAID IT WOULD REMAIN FOR NOW.

MS. TOLBERT ASKED FOR CONFIRMATION THAT THERE ARE ALSO WINDOW DECALS IN THE PROPOSAL. MR. SHEPHARD CONFIRMED THAT THERE WOULD BE WINDOW DECALS. MS. TOLBERT POINTED OUT THE PROPOSAL CALLS FOR THE REMOVAL OF THE BOX SIGN. MR. SHEPHARD SAID THAT IT WOULD NOT BE REMOVED RIGHT AWAY, RATHER AT A LATER TIME.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 223 CENTER STREET, ALSO KNOWN AS THE MILLER BUILDING, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF PROJECT: PAINT STOREFRONT (BULKHEAD, TRANSOM PANEL, WINDOW FRAME, DOOR FRAME, AND DOOR) SW-TRICORN BLACK; INSTALL NEW SIGNAGE IN TRANSOM PANEL, TO CONSIST OF STEEL LETTERING (17" TALL) ON A SEALED, HORIZONTAL PALLET WOOD BACKING. COMBINED LENGTH OF SIGNAGE IS 178"; INSTALL FOUR (4) WHITE WINDOW DECALS: 16" X 16" LOGO ON FRONT DOOR WITH 12" X 12" STORE HOURS BENEATH; 5" X 42" BUSINESS MOTTO LETTERING ON EACH SIDE WINDOW; AND REMOVE EXISTING BOX

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SIGN ABOVE STOREFRONT. MR. MILLER CORRECTED HIS REPORT TO SHOW THAT THE EXISTING SIGN BOX WOULD NOT BE REMOVED AT THIS TIME. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

MS. TOLBERT CALLED FOR A MOTION ON PROPOSED WORK AS PRESENTED, WITH THE EXCEPTION OF THE REMOVAL OF THE EXISTING SIGN BOX. MR. MORIKIS MADE A MOTION TO APPROVE AS PRESENTED. MS. ISOLAMPI SECONDED. MR. PIETRZAK ASKED FOR CLARIFICATION ON THE MOTION, TO WHETHER OR NOT THE PETITIONER WILL NEED TO RETURN FOR PERMISSION TO REMOVE THE SIGN BOX. MS. TOLBERT SAID ANY CHANGE WOULD NEED TO COME BACK TO THE COMMISSION FOR APPROVAL. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

**HHPC 21-06 PETITIONER: MARK ZENKER, TOTAL MASONRY, LLC
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: MASONRY REPAIRS
LOCATION: 238 MAIN STREET**

MR. MARK ZENKER, TOTAL MASONRY, WAS IN ATTENDANCE VIRTUALLY AND PRESENTED THE PROPOSED WORK TO REBUILD THE REAR MASONRY WALL OF THE BUILDING. MS. TOLBERT ASKED IF THE WORK PERTAINS MAINLY TO THE WALL FACING THE LAKE. MR. ZENKER SAID THAT IS CORRECT, AND BECAUSE THE WALL IS FAILING IT IS ALSO DAMAGING A PORTION OF THE SOUTH WALL THAT WILL NEED TO BE REBUILT. MR. ZENKER SAID THEY HOPE TO REUSE AS MUCH EXISTING BRICK AS POSSIBLE. MS. TOLBERT ASKED HOW MUCH OF THE SOUTH WALL. MR. PIETRZAK STATED THAT IT WOULD BE NINE FEET. MS. TOLBERT ASKED IF THE REBUILT WALL WOULD MATCH THE PATTERN OF THE EXISTING. MR. ZENKER CONFIRMED THAT THEY WOULD MATCH THE PATTERN, SPACING, AND JOINT PROFILE. MS. TOLBERT ASKED IF THE WALLS WOULD BE PAINTED. MR. ZENKER SAID THE SOUTH WALL WOULD BE PAINTED TO MATCH THE EXISTING, BUT THE WEST WALL WOULD BE LEFT UNPAINTED. MS. TOLBERT ASKED IF THE UTILITY CONNECTIONS WOULD BE REMOVED AND IF A DOOR WOULD BE REINSTALLED LIKE THE EXISTING WALL. MR. ZENKER SAID THE HOPE IS TO CONSOLIDATE AND CLEAN-UP THE EXISTING MECHANICAL HOOKUPS. MS. TOLBERT ASKED WHY THE WALL WAS FAILING. MR. ZENKER BELIEVES IT WAS AGE, DEFERRED MAINTENANCE, WATER INFILTRATION, AND INAPPROPRIATE BRICK INFILL. MS. TOLBERT ASKED IF THE MOISTURE INFILTRATION WAS FIXED. MR. ZENKER SAID IT WAS NOT YET FIXED, BUT THAT COULD NOT HAPPEN UNTIL THE WALL WAS REBUILT AND THE ROOF WAS REPAIRED.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 238 MAIN STREET, ALSO KNOWN AS THE FEISTER BUILDING, IS A NOTABLE STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF PROJECT: REBUILD REAR MASONRY WALL AND 4' OF SIDE MASONRY WALL TO MATCH EXISTING USING SALVAGED BRICK FROM EXISTING WALL AND NEW BRICK TO MATCH IN TERMS OF SIZE, SHAPE, TEXTURE, AND COLOR; EXISTING OPENING ON REAR WALL ENCLOSED WITH CONCRETE BLOCK WILL BE REBUILT FLUSH WITH BRICK; SOUTH (SIDE) WALL PAINTED TO MATCH EXISTING; WEST (REAR) WALL TO BE UNPAINTED.

THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY IS STRUCTURALLY DEFICIENT AND COMPLETE REBUILDING IS A NECESSARY STEP FOR THE BUILDING'S PRESERVATION. THE PROPOSAL WILL REBUILD THE SOUTH WALL AND A PORTION OF THE WEST WALL, APPROPRIATELY USING A COMBINATION OF SALVAGED BRICK AND NEW BRICK NEW MATCH, WHILE RECREATING ARCHITECTURALLY SIGNIFICANT FEATURES LIKE THE SOUTH WALL CORBELLING. THE PETITIONER HAS EXPLAINED THAT THEY WILL USE APPROPRIATE MORTAR TYPES AND MATCH THE EXISTING MORTAR JOINT ON THE BUILDING. THE SOUTH WALL WILL BE PAINTED TO MATCH THE REST OF THE WALL, BUT THE WEST WALL WILL BE LEFT UNPAINTED. STAFF RECOMMENDS APPROVAL ON THE

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CONDITION THAT A SAMPLE OF THE NEW BRICK BE PROVIDED FOR THE RECORD . ALL ITEMS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT .

MS. TOLBERT ASKED THE PETITIONER IF THEY HEARD THE REQUEST FOR A SAMPLE OF THE PROPOSED REPLACEMENT BRICK. MR. ZENKER SAID HE HAS AN EXISTING BRICK AND A SAMPLE OF THE PROPOSED REPLACEMENT BRICK THAT HE COULD DROP OFF AT CITYHALL WHEN HE WENT TO PICK UP THE PERMIT.

MS. TOLBERT CALLED FOR A MOTION OF THE PROPOSED WORK AS PRESENTED, INCLUDING THE REUSE OF EXISTING BRICK AND APPROPRIATE REPLACEMENT BRICK TO MATCH THE EXISTING. MR. EHRHARDT MADE A MOTION TO APPROVE AS PRESENTED, HIGHLIGHTING THE NEED TO RECREATE THE EXISTING CORBELLING ALONG THE WALL. MS. MCBRIDE SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

HHPC 21-07 PETITIONER: MYRNA KARATAGLIDIS
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: AWNING
LOCATION: 339 MAIN STREET

MS. MYRNA KARATAGLIDIS, OF CAFÉ 339, WAS IN ATTENDANCE VIRTUALLY AND PRESENTED THE PROPOSED WORK. MS. TOLBERT STATED THE FACT THAT THIS IS A SIMPLE RECOVERING OF THE EXISTING AWNING. MR. EHRHARDT COMMENDED THE UPGRADE.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 339 MAIN STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF PROJECT: RECOVER EXISTING AWNING FRAME WITH BLACK CANVAS; REPLICATE EXISTING SIGNAGE. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

MS. TOLBERT CALLED FOR A MOTION. MS. ISOLAMPI MOVED TO APPROVE THE PETITION AS PRESENTED. MR. EHRHARDT SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

HHPC 21-08 PETITIONER: PETE CORTESE
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: MURAL/SIGNAGE
LOCATION: 530 E. 3RD STREET

MR. PIETRZAK SAID MR. CORTESE IS NOT IN ATTENDANCE BUT THE PROPERTY OWNER IS PRESENT TO REPRESENT THE PETITION. FRANK WILSON, OWNER OF 530 E. 3RD STREET, WAS IN ATTENDANCE AND PRESENTED THE PROPOSED MURAL AND SIGNAGE. MR. EHRHARDT ASKED IF THE IMAGES PROVIDED WERE SNAPSHOTS OF THE WALL OR THE ENTIRE WALL. MR. WILSON SAID MR. CORTESE PROVIDED A FINISHED SAMPLE OF A SECTION OF THE MURAL AS REQUESTED BY THE COMMISSION. MR. PIETRZAK ADDED THAT A COLOR SWATCH WAS PROVIDED FOR REVIEW FOR MEMBERS PHYSICALLY PRESENT AT THE MEETING.

MR. EHRHARDT SAID IT WAS A GOOD LOCATION FOR A MURAL EVEN THOUGH THERE MAY BE FUTURE DEVELOPMENT OF THE SITE. MR. PIETRZAK ADDED THAT THE BOARD OF ZONING APPEALS GRANTED TWO VARIANCES CONTINGENT UPON APPROVAL OF THE DESIGN BY THE PRESERVATION COMMISSION. THE VARIANCES WERE FOR PLACEMENT OF SIGNAGE NOT ON THE FRONTAGE OF THE BUILDING AND FOR THE SIZE

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OF THE SIGNAGE EVEN THOUGH THE ACTUAL BUSINESS SIGN WAS LIMITED TO THE MAXIMUM 50 SQUARE FEET. MS. TOLBERT ASKED IF THE BZA RAISED ANY CONCERNS ABOUT LONG TERM MAINTENANCE. MR. PIETRZAK SAID MR. MILLER PROVIDED A THOROUGH LETTER TO THE BZA NOTING THE CONCERNS OF THE HISTORIC PRESERVATION COMMISSION AND THERE WAS SOME CONCERN, BUT NO REQUIREMENTS FOR MAINTENANCE WERE IMPOSED. MS. TOLBERT SAID IT COULD NOT BE REQUIRED BY THE COMMISSION EITHER, BUT IT IS EXPECTED.

MR. WILSON SAID HE IS ACTIVELY PURSUING PURCHASE OF THE ADJACENT EMPTY LOT AND ASKED WHAT IT WOULD TAKE TO FENCE IT IN. MS. TOLBERT SAID THAT HE WOULD NEED TO COORDINATE WITH THE PLANNING DEPARTMENT. MR. PIETRZAK SAID THAT THE CITY HOPES THE SITE COULD BE REDEVELOPED WITH A NEW BUILDING, SINCE LAND IS LIMITED IN THE DOWNTOWN.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 530 E. 3RD STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF PROJECT: PAINT 78' X 16' MURAL ON SIDE (EAST) WALL USING SHERWIN WILLIAMS SUPER OUTDOOR SATIN PAINT, MINWAX SATIN CLEAR COAT, AND ACRYLIC PAINTS; APPROXIMATELY 38 COLORS; MURAL DEPICTS EVENTS, PEOPLE, BUSINESSES, AND BUILDINGS IN HOBART HISTORY WITH A 4' X 12' PAINTED LOGO DEPICTING THE NAME OF THE BUSINESS LOCATED IN THE BUILDING.

MR. PETE CORTESE ATTENDED THE APRIL 20, 2021 MEETING OF THE HISTORIC PRESERVATION COMMISSION TO INFORMALLY PRESENT HIS PROPOSED MURAL. MOST OF THE DISCUSSION REVOLVED AROUND HOW MURALS AND PUBLIC ART IN GENERAL WOULD BE REVIEWED WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE DESIGN GUIDELINES ESTABLISHED FOR THE DISTRICT DO NOT DIRECTLY ADDRESS MURALS OR PUBLIC ART BUT DO PROVIDE GUIDANCE ON THE TREATMENT OF HISTORIC SURFACES, HISTORICALLY APPROPRIATE PAINT PALETTES, AND TO AVOID OBSCURING OR DAMAGING ARCHITECTURALLY SIGNIFICANT DETAILS. THE COMMISSION DECIDED TO REVIEW PROPOSALS FOR PUBLIC ART ON A CASE-BY-CASE BASIS AND WEIGHING WHAT IS MOST APPROPRIATE ACCORDING TO THE EXISTING DESIGN GUIDELINES.

SINCE THE MURAL WAS REVIEWED THROUGH THE CITY'S SIGN ORDINANCE, MR. CORTESE HAD TO APPLY FOR A VARIANCE WITH THE BOARD OF ZONING APPEALS. MR. CORTESE RECEIVED A VARIANCE ON MAY 6, 2021 TO PERMIT THE PROPOSED MURAL, WHICH WAS OVERSIZED AND LOCATED ON A NON-FRONTAGE ELEVATION.

THE PROPOSED MURAL WOULD BE APPLIED TO MODERN, ALREADY PAINTED CONCRETE BLOCK THAT COMPRISES A SECONDARY, SIDE WALL OF THE SUBJECT PROPERTY. THIS WALL WAS ONLY EXPOSED AFTER THE DEMOLITION OF AN ADJACENT BUILDING. THE VACANT LOT COULD VERY POSSIBLY BE REDEVELOPED WITH A NEW BUILDING AND THE WALL ONCE AGAIN HIDDEN FROM PUBLIC VIEW.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED LOCATION OF THE MURAL, WHICH IS APPROPRIATE ACCORDING TO THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. STAFF RECOMMENDS THE COMMISSION REVIEW THE PROPOSED COLORS FOR THE MURAL TO ENSURE THEY ARE COMPLIMENTARY TO THE ADJACENT BUILDINGS AND HISTORIC DISTRICT ENVIRONMENT, SINCE HE IS NOT PHYSICALLY PRESENT AT THE MEETING TO REVIEW.

MR. EHRHARDT COMMENDED THE EXPERIENCE AND COMMITMENT OF MR. CORTESE TO THE COMMUNITY AND ENTRUSTED HIM WITH THE CHOICES OF COLOR.

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MS. TOLBERT CALLED FOR A MOTION ON THE PROPOSED MURAL. MS. ISOLAMPI MOVED TO APPROVE THE PETITION AS PRESENTED. MS. MCBRIDE SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

HHPC 21-09 PETITIONER: GLADYS RAMIREZ
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIGNAGE/AWNINGS/PAINTING
LOCATION: 438 E. 4TH STREET

MS. GLADYS RAMIREZ, OWNER OF THE CARIBBEAN RESTAURANT, WAS IN ATTENDANCE AND PRESENTED THE PROPOSAL FOR IMPROVEMENTS TO THE BUILDING, INCLUDING NEW SIGNAGE AND PAINT. MS. TOLBERT ASKED IF THE PETITIONER KNOWS WHAT IS BEHIND THE EXISTING WOOD PANELING? MS. RAMIREZ SAID IT IS LIKELY BRICK, BUT NONE OF THE PANELING IS COMING DOWN. THE SIGNAGE WOULD BE INSTALLED ON TOP. MS. TOLBERT ASKED ABOUT THE PAINT COLOR. MS. RAMIREZ SAID THE COLORS WOULD REMAIN THE SAME, THE WORK WOULD BE REFRESHING THE EXISTING COLORS.

MS. TOLBERT ASKED ABOUT THE REAR OF THE BUILDING. MS. RAMIREZ SAID THE WALL IS CURRENTLY GREEN AND THEY WOULD LIKE TO REPAINT THE ENTIRE BACK WALL IN THE OFF-WHITE COLOR. MS. TOLBERT ASKED IF THE OLD SIGN ON THE REAR WOULD BE REMOVED. MS. RAMIREZ SAID THE SIGN WOULD BE REMOVED. MR. EHRHARDT ASKED ABOUT THE CONCRETE STAIR AND RAILING AT THE REAR. MS. RAMIREZ SAID SHE WAS NOT THE OWNER OF THE BUILDING AND HER GOAL WAS TO MAKE IT LOOK NICE AND THAT WAS ALL SHE COULD DO. MS. TOLBERT ASKED IF THE PETITIONER IS PURSUING A FAÇADE GRANT; SHE ALSO ASKED MS. DAWN HOSTETLER [ECONOMIC DEVELOPMENT] IN THE AUDIENCE IF THE PROPERTY WOULD QUALIFY. MS. TOLBERT SAID SHE REMEMBERS THE GUIDELINES SUGGEST BUILDINGS FACING THE LAKE QUALIFY. MS. HOSTETLER SAID SHE WAS NOT SURE AND WOULD BE OPEN TO DISCUSSING. MS. RAMIREZ SAID SHE WISHED SHE COULD COMPLETELY REVAMP THE BUILDING, BUT THERE ARE LIMITATIONS WITH NOT OWNING THE PROPERTY.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 438 E. 4TH STREET IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF PROJECT: REPAIR/REPAINT EXISTING WOOD PANELING AND TRIM. COLORS TO MATCH EXISTING; REMOVE EXISTING AWNING; REMOVE EXISTING SIGN BOXES ON SOUTH AND WEST ELEVATIONS; INSTALL NEW SIGNAGE ON WOOD PANELING ON THE SOUTH ELEVATION (SEE RENDERING FOR LOCATION). NEW ALUMLITE SIGN WITH VINYL GRAPHICS TO MEASURE 2.5' X 8' X 3/8" WITH COLOR-PANTONE ORANGE GRADIENT OF 3 COLORS; REPAIR/REPAINT BRICK EXTERIOR, SIDING, GUTTERS, MECHANICAL EQUIPMENT, RAILING, AND DOOR ON WEST ELEVATION. COLOR IS "NEW DAY" BY ZINSSER.

STAFF REQUESTED A REVISED RENDERING OF THE SIGN TO BETTER ILLUSTRATE THE PROPORTIONS OF THE DESIGN AND ITS LOCATION ON THE BUILDING. THE PETITIONER PROVIDED A NEW RENDERING TONIGHT. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

MS. TOLBERT ASKED IF ANY OF THE DOORS ARE CHANGING. MS. RAMIREZ SAID ALL OF THE DOORS WOULD REMAIN THE SAME WITH THE REAR DOOR GETTING REPAINTED. MR. EHRHARDT ASKED WHERE THE DOORS LEAVES. MS. RAMIREZ SAID THE TWO GLASS DOORS LEAD INTO THE RESTAURANT AND THE WHITE DOOR INTO THE KITCHEN. MS. TOLBERT ASKED IF MR. KOSOVICH HAD ANY COMMENTS. MR. KOSOVICH SAID NO.

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MS. TOLBERT REMINDED THE PETITIONER THAT AWNINGS AND SIGNAGE ARE COVERED IN THE FAÇADE GRANT PROGRAM. MS. RAMIREZ THANKED HER FOR THE INFORMATION. MS. TOLBERT CALLED FOR A MOTION ON THE PROPOSAL AS PRESENTED. MR. EHRHARDT MADE A MOTION TO APPROVE THE PETITION AS DISCUSSED. MS. ISOLAMPI SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

HHPC 21-10 PETITIONER: WENDY RACE
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: STOREFRONT REHABILITATION/PAINTING
LOCATION: 524 E. 3RD STREET

MR. KERRY WILSON, CONTRACTOR, WAS IN ATTENDANCE TO REPRESENT BRICKIE'S GYROS AND PRESENTED THE PROPOSAL TO REHABILITATE THE STOREFRONT, INCLUDING NEW MATERIALS AND PAINT. MS. TOLBERT ASKED ABOUT THE PROPOSED REMOVAL OF THE EXISTING FAUX GRANITE BECAUSE IT WAS DETACHING. MR. WILSON SAID THAT WAS CORRECT. MR. WILSON CONTINUED TO EXPLAIN THAT A LOT OF OLD BRACKETS WOULD BE REMOVED, THE REAR BLOCK ADDITION WOULD BE REPAINTED, AND MATERIALS WOULD BE CLEANED UP.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 524 E. 3RD STREET IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. MR. MILLER SAID THE SCOPE OF WORK IS MADE UP OF A LOT OF SMALL CHANGES AND REPAIRS THAT INCLUDE THE FOLLOWING.

DESCRIPTION OF PROJECT:

- REMOVE FRONT SIMULATED GRANITE PANELS, REPAIR ANY FRAMING DAMAGED BY TIME AND EXPOSURE. APPLY T-1BY4 WOOD PANELS TO FRONT ELEVATION AND WRAP CORNERS WITH 1" X 2" WOOD, PAINTED DOUBLE LATTE, SW-9108.
- REPAIR DAMAGED EAST CORNER PIER AND REMOVE METAL CLADDING ON WEST CORNER PIER ON RECESSED ENTRANCE; INSTALL T-1BY4 PANELING IN ITS PLACE, PAINTED IVOIRE, SW-6127.
- REMOVE AND REPLACE DAMAGED GUTTER (7" SECTION) UNDERNEATH EXISTING AWNING ON FRONT ELEVATION.
- PAINT EXISTING METAL FRONT AWNING, WINDOW FRAMES, AND DOOR FRAMES IVOIRE, SW-6127. REPAIR METAL TIE RODS.
- REMOVE AND REPLACE GUTTERS ON SIDE AND REAR ELEVATIONS USING STANDARD 4" GUTTERS WITH DOWNSPOUTS AND END CAPS.
- PAINT NORTH CONCRETE BLOCK ADDITION DOUBLE LATTE, SW-9108.
- REPLACE BRICK MOLD AND PAINT THREE EXISTING STEEL DOORS ON WEST AND NORTH ELEVATIONS DOUBLE LATTE, SW-9108.
- REMOVE AND REPLACE SCREEN DOOR ON WEST ELEVATION, PAINT DOUBLE LATTE, SW-9108.
- AIR CONDITIONER OPENING ON WEST ELEVATION ENCLOSED WITH T-1BY4 PANELING; PAINTED DOUBLE LATTE, SW-9108.
- REMOVE EXISTING DOOR TRACK OVER SIDE DOOR AND VARIOUS METAL FASTENERS APPLIED TO EXTERIOR BRICK WALLS.
- REMOVE REAR AWNING.

THE COMMISSION PREVIOUSLY APPROVED SIGNAGE AND PAINTING OF THE STOREFRONT WINDOW FRAMES, DOOR FRAMES, AND CANOPY IN NOVEMBER 2018. ONLY THE AWNING HAS BEEN PAINTED.

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THE REMOVAL OF EXISTING FAUX GRANITE PANELS MADE OF METAL CONSTITUTES A LOSS OF HISTORIC FABRIC, BUT SEVERAL PIECES ARE BEYOND REPAIR, SOME DAMAGED FROM A FIRE. THIS ALSO APPLIES TO THE ALUMINUM CLADDING ON THE RECESSED ENTRY PROPOSED FOR REMOVAL, HOWEVER, THE CLADDING ON THE OTHER SIDE WAS LOST IN THE FIRE. THE FAUX GRANITE PANELS AND ALUMINUM PANELING ARE NO LONGER PRODUCED. THE USE OF WOOD PANELING IS AN APPROPRIATE ALTERNATIVE GIVEN THE MID-CENTURY CONSTRUCTION OF THE BUILDING AND APPROPRIATE MATERIALS LIST IN THE GUIDELINES. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

MS. TOLBERT ASKED IF THERE WAS ANY CONCERN ABOUT DURABILITY OF THE PROPOSED WOOD PANELING. MR. WILSON SAID THEY WOULD NEED TO BE MAINTAINED. MS. TOLBERT ASKED FOR ANY QUESTIONS AND CALLED FOR A MOTION. MR. EHRHARDT MADE A MOTION TO APPROVE THE PETITION AS PRESENTED. MS. ISOLAMPI SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS

**HHPC 21-01 PETITIONER: KERRY WILSON
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: FAÇADE RENOVATION
LOCATION: 345 MAIN STREET**

MR. MILLER REMINDED THE COMMISSION THAT AT THE LAST MEETING THE PETITIONER DROPPED OFF A WINDOW SAMPLE FOR CONSIDERATION AND IT WAS DETERMINED INAPPROPRIATE. MR. WILSON WAS THE APPLICANT BUT WAS REPRESENTING THE PROPERTY OWNER WHO HAS NOT FOLLOWED UP WITH MR. MILLER. MR. PIETRZAK SAID HE HAS NOT HEARD ANY UPDATES AS WELL.

MR. EHRHARDT ASKED WHY THIS PROCESS HAS TAKEN SO LONG WITH THE BUILDING, WHICH HAS BEEN A BLIGHT ON THE DOWNTOWN FOR SOME TIME. MR. EHRHARDT SAID IT HAS BEEN FRUSTRATING AND ENCOURAGED EVERYONE TO LEND THEIR VOICE TO THE BOARD OF WORKS TO TAKE SWIFTER ACTION. MS. HOSTETLER SAID THE PROPERTY OWNERS APPLIED FOR FAÇADE GRANTS AND THEY NEED TO FINISH THE WORK IN AN ALLOTTED TIME TO BE ELIGIBLE. MR. EHRHARDT ASKED ABOUT THE TIMELINE. MS. HOSTETLER SAID THREE TO SIX MONTHS. MS. TOLBERT SAID A FRIENDLY REMINDER WOULD BE HELPFUL, BUT THEY ARE MAKING PROGRESS. MR. PIETRZAK RECOUNTED THE HISTORY OF THE BUILDING, THE CHALLENGE WORKING THROUGH BACKED TAXES, AND THE APPROVALS THE OWNER HAS NEEDED FROM THE CITY. MR. PIETRZAK SAID THE CITY HAS TO RESPECT THE FINANCIAL ABILITIES OF THE OWNER AS WELL.

MS. TOLBERT SAID THE PROPERTIES WERE NO SMALL UNDERTAKING, BUT THAT SHE HOPES TO SEE THE WORK SITES BE KEPT MORE TIDY AND SECURE. MR. PIETRZAK SAID THE BUILDING PERMITS AND COAs ARE ONLY GOOD FOR A YEAR AND THE FAÇADE GRANT IS LIMITED TO SIX MONTHS, SO THERE ARE TIMELINES IN PLACE.

MS. HOSTETLER ASKED WHAT WOULD HAPPEN IF THE OWNER MOVED FORWARD WITH THE WINDOWS THEY PRESENTED. MR. PIETRZAK SAID IT WOULD VIOLATE THE CERTIFICATE OF APPROPRIATENESS. MS. TOLBERT SAID IT WOULD HAVE TO BE REMEDIATED AT HIS COST.

**HHPC 21-03 PETITIONER: TRACY FERRELL/FIRST UNITARIAN CHURCH
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIDING REPLACEMENT**

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LOCATION: 497 MAIN STREET

SANDY WATERS, VICE PRESIDENT OF FIRST UNITARIAN CHURCH BOARD, WAS IN ATTENDANCE TO ANSWER QUESTIONS. MR. MILLER SAID MR. FERRELL EMAILED HIM THAT DAY REGARDING A TOPIC SEPARATE FROM THE CERTIFICATE OF APPROPRIATENESS AT HAND. MR. MILLER SAID THE RECENT REVIEW REVEALED THE CHURCH HAD NOT RECEIVED APPROVE FOR THE BANNERS RECENTLY INSTALLED ON THE FAÇADE OF THE CHURCH AND THAT RETROACTIVE REVIEW WOULD BE NEEDED. MR. MILLER INFORMED THE CHURCH REPRESENTATIVES THE BANNERS ARE APPROPRIATE ACCORDING TO THE GUIDELINES. MR. MILLER SAID HE HAD NOT RECEIVED AN APPLICATION FROM MR. FERRELL AND IT WAS DISCUSSED THAT ONE WOULD BE SUBMITTED FOR NEXT MONTH'S MEETING.

MR. MILLER ASKED THE CHURCH REPRESENTATIVE IF THEY WANTED TO ADDRESS THE CHURCH STEEPLE, BECAUSE HIS CONVERSATION WITH MR. FERRELL DETERMINED THAT THE CHURCH WOULD NOT LIKE TO PROCEED WITH THE WORK AT THIS TIME. MS. WATERS CONFIRMED THE CHURCH WILL REPAIR THE EXISTING SIDING AND NOT CONDUCT ANY WORK THAT WOULD CONSTITUTE A CHANGE. MS. TOLBERT ASKED IF THE PETITION WOULD NEED TO BE DENIED OR WITHDRAWN. MS. WATERS SAID SHE WAS NOT SURE. MR. MILLER RECOMMENDED WITHDRAW OF THE PETITION, WHICH WOULD ALLOW THE CHURCH TO PROCEED WITH REPAIR OF THE EXISTING SIDING. MS. WATERS AGREED THAT WOULD BE BEST.

MS. TOLBERT CALLED FOR A MOTION TO WITHDRAW THE PETITION. MR. PIETRZAK ASKED IF MS. WATERS WAS AN AUTHORIZED REPRESENTATIVE OF THE CHURCH. MS. WATERS CONFIRMED SHE WAS. MR. EHRHARDT MADE A MOTION TO ACCEPT THE WITHDRAW OF THE PETITION. MS. MCBRIDE SECONDED. MR. PIETRZAK CALLED THE ROLL; MOTION CARRIED UNANIMOUSLY.

STAFF COMMENT

MR. EHRHARDT ASKED ABOUT THE TWO RESTAURANTS ON MAIN STREET WITH TEMPORARY WEATHER ENCLOSURES AND WHY THE ENCLOSURES REMAINED EVEN THOUGH THEY WERE SUPPOSED TO BE SEASONAL. MR. EHRHARDT ASKED ABOUT THE PATH FORWARD. MR. PIETRZAK SAID THE BOARD OF WORKS APPROVED YEAR-ROUND USE WITH AN EXPIRATION DATE, BUT A DATE WAS NOT YET DETERMINED. MS. TOLBERT ADDED THAT THE PRESERVATION COMMISSION ONLY APPROVED THE DESIGN AND THAT TEMPORARY ENCLOSURES MEANT REVERSIBLE CHANGES TO THE FAÇADE OF THE BUILDINGS. MR. PIETRZAK SAID HE WOULD INQUIRE WITH THE BOARD OF WORKS.

MR. MILLER APOLOGIZED TO MR. EHRHARDT FOR SENDING INFORMATION TO THE WRONG EMAIL ADDRESS AND HE PROMISED THAT HE REMEDIATED THE SITUATION. MR. MILLER SAID THE MEMORANDUM OF AGREEMENT NEEDED FOR CERTIFIED LOCAL GOVERNMENT STATUS SHOULD BE IN ROUTE TO HIS OFFICE AND EXECUTION OF THE AGREEMENT SHOULD BE THE LAST STEP NEEDED IN THE APPROVAL PROCESS. MR. PIETRZAK ASKED WHO SIGNED THE AGREEMENT. MR. MILLER CONFIRMED IT WAS THE MAYOR.

PUBLIC COMMENT

OAKLEY MOLINARO EXPRESSED HIS CONCERN ABOUT ILLEGAL EXCAVATION OF A HISTORIC SITE NEAR EAST 6TH STREET. MS. TOLBERT ASKED ABOUT THE SITE'S SIGNIFICANCE. MR. MOLINARO SAID IT WAS INCLUDED IN AN INVENTORY CONDUCTED BY THE STATE ARCHAEOLOGIST. MS. TOLBERT ASKED WHO WAS EXCAVATING. MR. MOLINARO SAID IT WAS OBSERVATIONS MADE BY MEMBERS OF THE COMMUNITY AND INCLUDED DIRT BIKES AND PEOPLE DIGGING. MS. TOLBERT SAID IT WOULD BE A MATTER OF THE INDIANA DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY LOOKING INTO THE MATTER, SINCE IT IS UNDER THEIR PURVIEW. MR. MILLER ASKED MR. MOLINARO IF HE WOULD LEAVE

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HIS CONTACT INFORMATION WITH THE PLANNING STAFF SO THAT HE COULD CONNECT THEM WITH THE APPROPRIATE PERSON AT THE STATE HISTORIC PRESERVATION OFFICE. MS. TOLBERT SAID THE HISTORIC PRESERVATION COMMISSION DOES NOT NORMALLY DEAL WITH ARCHAEOLOGICAL RESOURCES.

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

NEXT MEETING: JUNE 15, 2021

MINUTES APPROVED ON 7/20/21

CHAIRMAN *Rita J. McBride* ATTEST *Peter Morikis*
RITA J. MCBRIDE Peter Morikis