

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
MAY 21, 2019**

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

**MEMBERS IN ATTENDANCE:** WARNER BAXTER, GEORGE RAINEY, TIFFANY TOLBERT, RITA McBRIDE (ARRIVED IMMEDIATELY AFTER ROLL CALL), THEODORE ECKELS

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – TOM EHRHARDT, ABSENT

**APPROVAL OF MINUTES – APRIL 16, 2019**

MR. RAINEY MADE A MOTION TO APPROVE THE MINUTES FOR APRIL 16, 2019; MR. ECKELS SECONDED. MOTION CARRIED.

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

MR. ECKELS MADE A MOTION TO APPROVE THE AGENDA; MR. RAINEY SECONDED. MOTION CARRIED.

**NEW BUSINESS**

**HHPC 19-06    PETITIONER: NANCY GRANGER  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: TEMPORARY SIGNAGE  
LOCATION: 437 E. 3<sup>RD</sup> STREET**

MS. GRANGER PRESENTED THE APPLICATION FOR TEMPORARY SIGNAGE WHILE SHE WORKS WITH A SIGN COMPANY TO DESIGN A PERMANENT SIGN FOR THE BUSINESS.

MS. TOLBERT ASKED IF THE TEMPORARY SIGN WOULD BE MOUNTED ON THE EXTERIOR. MS. GRANGER SAID IT WOULD BE MOUNTED ON THE INTERIOR AT THE BOTTOM OF THE STOREFRONT WINDOW. MS. TOLBERT ASKED WHAT CONSTITUTES TEMPORARY SIGNAGE. MR. MENDOZA RESPONDED THAT TEMPORARY SIGN PERMITS LAST FOR 30 DAYS WITH AN OPPORTUNITY TO RENEW.

MR. GRANGER SAID THEY MAY CHOOSE TO USE A DECAL SIGN IN THE WINDOW IN THE FUTURE DEPENDING ON THE COST. MS. TOLBERT EXPLAINED THE FAÇADE GRANT PROGRAM THROUGH THE REDEVELOPMENT OFFICE TO HELP WITH THE COST OF SIGNAGE.

MS. TOLBERT ASKED IF THE SIGNAGE ABIDES BY THE SIGN ORDINANCE. MR. MENDOZA AFFIRMED THAT IT DID. MS. TOLBERT ASKED FOR THE STAFF REPORT.

MR. MILLER STATED THAT THE PROPERTY IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE PROPOSED TEMPORARY SIGNAGE IS INTENDED FOR INSTALLATION AT THE SUBJECT PROPERTY FOR THE MAXIMUM TIME PERMITTED BY THE CITY'S SIGN ORDINANCE. THE PROPOSAL DEPICTS A WHITE CARDBOARD SIGN MEASURING 8" BY 5'6" TO BE DISPLAYED ON THE INTERIOR OF THE STOREFRONT WINDOW. THE SIGNAGE WILL HAVE A WHITE BACKGROUND AND RED LETTERING. THE SIGNAGE WOULD NOT COVER MORE THAN 25%

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OF THE TOTAL AREA OF THE STOREFRONT GLASS. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS OF THE PROPOSAL ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

MR. ECKELS INQUIRED ABOUT THE NATURE OF THE BUSINESS. MS. GRANGER SAID THAT IT WOULD BE A RESTAURANT. MR. BAXTER ASKED ABOUT THE BRIDGE CONSTRUCTION NEAR THE BUSINESS. MS. GRANGER SAID IT WAS HER UNDERSTANDING THAT WHEN THE RESTAURANT OPENS, THE CONSTRUCTION SIGNS AND FENCES WILL BE MOVED TO THE SIDE SO THAT CUSTOMERS CAN REACH THE ROAD IN FRONT OF THE BUILDING. MS. GRANGER SAID THEY WILL DO A SOFT OPENING FIRST PRIOR TO THE GRAND OPENING. MR. RAINEY ASKED ABOUT THE TYPE OF FOOD. MS. GRANGER EXPLAINED THE RESTAURANT AND ITS ORIGINS.

MS. TOLBERT ASKED ABOUT THE POSSIBILITY OF AN A-FRAME SIGN TO DIRECT PEDESTRIANS TO THE BUSINESS. MR. MENDOZA SAID THE MAYOR SUPPORTS THOSE TYPES OF SIGNS AND IT WOULD JUST NEED TO MEET APPROVAL BY THE BOARD OF WORKS. MS. GRANGER SAID SHE ALREADY OWNS ONE. MR. MENDOZA ALSO ASKED IF THE PETITIONER IS PARTICIPATING IN THE SUMMER MARKET. MS. GRANGER SAID THEY ARE NOT.

THERE WAS DISCUSSION ABOUT THE RESTAURANT HOURS AND AVOIDING DISRUPTION FROM THE CONSTRUCTION. MS. TOLBERT FOLLOWED UP AND HOPED TO SEE A SOLUTION THROUGH COLLABORATION WITH THE BOARD OF WORKS AND THE MAYOR TO ENSURE A SMOOTH PROCESS.

MS. MCBRIDE SAID IT MAY BE MORE HELPFUL TO HAVE THE TEMPORARY SIGNAGE AT THE TOP OF THE STOREFRONT WINDOW, RATHER THAN THE BOTTOM. MR. PIETRZAK REMINDED THE COMMISSION TO INCLUDE APPROVAL OF THE A-FRAME IN THE COA SINCE IT IS REQUIRED.

MR. MILLER REMINDED THE PETITIONER TO REACH BACK OUT TO THE PLANNING DEPARTMENT WHEN SHE IS READY TO PURSUE PERMANENT SIGNAGE.

MR. BAXTER ASKED ABOUT THE OCCUPANCY OF THE BUILDING. MS. GRANGER SAID 34; THEY WOULD LOOK FOR A LARGER BUILDING IN THE FUTURE.

MS. TOLBERT RESTATED THE PETITIONER'S REQUEST AND ADDED CONSIDERATION OF AN A-FRAME SIGN AS LONG AS IT ABIDES BY THE BOARD OF WORKS REQUIREMENTS. MR. MILLER REQUESTED ANY MOTION ALSO INCLUDE THAT THE A-FRAME SIGN MUST ABIDE BY THE DESIGN GUIDELINES AS THEY ADDRESS SIDEWALK SIGNS. MS. GRANGER ASKED ABOUT THOSE SPECIFIC GUIDELINES. MR. PIETRZAK REPLIED THAT STAFF WILL WORK ON THOSE SPECIFICS WITH THE PETITIONER.

MS. TOLBERT ASKED FOR A MOTION. MS. MCBRIDE MADE A MOTION TO ACCEPT THE PROPOSAL AS SUBMITTED WITH THE ADDITION OF AN A-FRAME SIGN AS DISCUSSED; SECONDED BY MR. RAINEY. MOTION CARRIED.

**OLD BUSINESS**

MR. MILLER PROVIDED AN UPDATE ON THE CERTIFIED LOCAL GOVERNMENT APPLICATION. HE EXPLAINED HIS CORRESPONDENCE WITH MR. STEVE KENNEDY WHO IS THE STATE COORDINATOR FOR THE CLG PROGRAM AND THAT HE WAS WORKING TO SET UP PROCEDURES FOR HOW THE COMMISSION WILL HANDLE NEW RESPONSIBILITIES SUCH AS REVIEWING NATIONAL REGISTER NOMINATIONS. MR. MILLER IS ALSO DRAFTING LETTERS THAT WILL BE REQUIRED FROM THE COMMISSION CHAIR AND THE MAYOR.

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AS PART OF THE APPLICATION, MR. MILLER EXPLAINED THAT EVERY MEMBER OF THE COMMISSION WILL HAVE TO PROVIDE A PERSONAL RESUME, INCLUDING THEIR INVOLVEMENT WITH THE COMMISSION AND HISTORIC PRESERVATION MORE BROADLY. MS. TOLBERT ASKED THAT MR. MILLER SET A DUE DATE FOR EVERYONE TO SUBMIT.

MS. TOLBERT ASKED WHEN THE APPLICATION WILL BE SUBMITTED. MR. MILLER STATED HIS HOPE FOR THE COMPLETION OF THE APPLICATION TO BE AT THE END OF SUMMER. MR. MILLER EXPLAINED THERE ARE A FEW SEGMENTS OF THE APPLICATION THAT ARE TIME SENSITIVE SO IT WILL BE CAREFULLY TIMED.

MR. BAXTER ASKED WHERE THE APPLICATION IS SUBMITTED. MR. MILLER EXPLAINED THE MAYOR AND THE CHAIR OF THE COMMISSION SEND COVER LETTERS ALONG WITH THE FULL APPLICATION TO THE STATE PRESERVATION OFFICE (SHPO). THE SHPO CONFIRMS EVERYTHING IS SUBMITTED BEFORE SENDING TO WASHINGTON DC. MR. MILLER SAID THE LETTERS SERVE AS A PLEDGE FROM THE CITY OF HOBART TO FULFILL THE REQUIREMENTS OF THE DESIGNATION.

MR. BAXTER ASKED ABOUT THE DESIGNATION AND HOW IT HELPS WITH FUTURE GRANT OPPORTUNITIES. MR. MILLER AFFIRMED THAT THIS WAS ONE OF THE PRIMARY REASONS FOR PURSUING DESIGNATION. MR. BAXTER ASKED IF IT WOULD BE STATE OR FEDERAL MONIES. MR. MILLER EXPLAINED THAT IT IS A FEDERAL DESIGNATION AND THAT EVERYTHING HAS TO GO THROUGH THE STATE OFFICE BECAUSE THAT IS HOW FEDERAL LAW AND MONIES ARE MANAGED.

MS. TOLBERT ASKED FOR AN UPDATE ON THE SUMMER WALKING TOUR. MR. MILLER SHARED A FEW POSSIBLE DATES AND TIMES FOR A TOUR THAT WOULD ALIGN WITH THE SUMMER MARKET. MR. MILLER SAID THE MARKET IS EVERYTHING THURSDAY FROM 4PM-9M. MS. TOLBERT SUGGESTED THE TOUR HAPPENING ALONG WITH THE MARKET RATHER THAN A WEEKEND.

MS. TOLBERT ASKED THE COMMISSION ABOUT A DATE IN JUNE. MR. MILLER STATED THAT JUNE 20 WOULD BE THE FIRST AVAILABLE DATE AFTER THE JUNE HPC MEETING. MS. TOLBERT SAID JUNE 20 WOULD WORK AND IT COULD BE A CONDENSED TOUR ALONG MAIN STREET. MR. MENDOZA ASKED ABOUT THE MEETING PLACE. MS. TOLBERT SUGGESTED THERE BE A MEETING POINT AT THE SUMMER MARKET AND THEN THERE COULD BE A SECONDARY MEETING PLACE IN THE DOWNTOWN. MR. BAXTER SUGGESTED THE LOT NEXT TO THE LIBRARIUM CAFÉ.

MS. TOLBERT SUGGESTED THE TOUR COULD BE ABOUT 30 MINUTES, WHICH WOULD ALLOW PEOPLE TO GET BACK TO THE MARKET. MS. TOLBERT ASKED THE OPINION OF THE COMMISSION. MS. MCBRIDE SAID SHE WOULD BE HAVING SHOULDER SURGERY THE FOLLOWING WEEK BUT COULD MAKE IT ON JUNE 20. MS. TOLBERT SAID THE COMMISSION WOULD PROBABLY NEED ONE PERSON AT THE SUMMER MARKET AND ONE PERSON TO LEAD THE TOUR ONCE EVERYONE GETS DOWNTOWN.

MR. MENDOZA SUGGESTED THERE BE A FLYER HANDED OUT AT THE CITY'S SUMMER MARKET TABLE TO ADVERTISE THE EVENT. MR. BAXTER ASKED WHAT THAT WOULD LOOK LIKE. MR. MILLER EXPLAINED THAT HE COULD UPDATE THE FLYER FROM THE LAST WALKING TOUR. MR. BAXTER ASKED ABOUT GETTING THIS OUT TO LOCAL BUSINESSES FOR SELF-GUIDED TOURS. MR. MILLER SAID THE HISTORICAL SOCIETY HAS A FOLD-OUT TOUR. MS. MCBRIDE SAID THIS TOUR IS DATED.

MR. MILLER SAID HE WOULD PREPARE A ONE-PAGE FLYER TO HAVE AVAILABLE AT A MARKET TABLE. SIMILAR TO LAST YEAR, IT WOULD HAVE HISTORIC IMAGES TO DRAW PEOPLE'S ATTENTION.

MS. TOLBERT SET THE TOUR FOR THURSDAY, JUNE 20 TO START AT 5:30PM. IT WILL START AT 3<sup>RD</sup> AND MAIN, WITH SOMEBODY AT THE MARKET READY TO GUIDE PEOPLE TO THE START POINT.

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Ms. Tolbert asked if there was any comments from staff. Mr. Mendoza said the petitioners for the former Three Monkeys Pub received approval from the Redevelopment Commission for a façade grant but would like to temporarily use the existing sign box for new signage. Mr. Mendoza explained that they would like to flip the sign insert around and use vinyl decal lettering on a temporary basis. Mr. Mendoza asked the Commission if staff can approve the request or would it need to go before the full Commission.

Ms. Tolbert asked for the timeline for use of the signage. Mr. Pietrzak said it would be good for the usual 30 days. Mr. Miller asked for clarification that the temporary sign would stay up until the existing façade is demolished. Mr. Mendoza confirmed that to be accurate.

Ms. Tolbert asked about the signage type. Mr. Mendoza said it would be vinyl lettering. Mr. Pietrzak said it would be individual letters spelling out their name. Mr. Miller asked if the sign box is internally illuminated. Mr. Pietrzak said it was. Mr. Miller said that when it is lit the old signage is going to show through. Mr. Pietrzak said staff can put parameters on the exact use to make sure that the temporary signage lettering is of good quality.

Mr. Baxter asked about the use of the old name. Mr. Pietrzak said they are contractually obligated to get rid of the "Three Monkeys" signage. Ms. Tolbert said it would be okay according to the guidelines and it would only be temporary. Ms. Tolbert said that she would still like a COA on the record for the temporary signage but it would not have to come back before the Commission. Mr. Pietrzak asked if staff can just review. Members of the Commission agreed that would be okay.

Mr. Pietrzak said it will be designated HHPC 19-07. Ms. Tolbert said it would be for temporary signage at 230 Main Street to display the new business name using the existing signage. Ms. Tolbert called for a motion.

Mr. Eckels made a motion to approve the petition as submitted by staff; seconded by Ms. McBride. Motion carried.

Mr. Mendoza told the Commission that the owner of the Eleanor Building next to the Guyer Building site plans to file a petition to paint the newly exposed side of the building. Mr. Miller said that he recently drove by, and that the petitioner will have to grind down the excess mortar in order to paint the concrete block.

Mr. Mendoza stated that the Guyer Building site has been planted with grass, but there is still a need to address the transition between public and private space. He plans to reach out to the owner to discuss the subject.

There was a brief discussion of salvaged material from the Guyer Building.

**PUBLIC COMMENT**

NONE

Mr. Rainey made a motion to adjourn.

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MEETING ADJOURNED

NEXT MEETING: JUNE 18, 2019

MINUTES APPROVED ON 5/14/19

CHAIRMAN  ATTEST 

