

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
JULY 21, 2020**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:33PM.

**MEMBERS IN ATTENDANCE:** PAULA ISOLAMPI, CHRIS KOSOVICH, RITA MCBRIDE, TIFFANY TOLBERT

**STAFF:** SERGIO MENDOZA (PLANNING), ROSS PIETRZAK (ZONING), BRAD MILLER (IL) VIA PHONE

**PLEDGE OF ALLEGIANCE**

**ROLL CALL –** TOM EHRHARDT, ABSENT

**APPROVAL OF MINUTES – JUNE 16, 2020**

MS. MCBRIDE MADE A MOTION TO APPROVE THE MINUTES FOR JUNE 16, 2020. MS. ISOLAMPI SECONDED; MOTION CARRIED.

**ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA –** NO AMENDMENTS OR ADDITIONS

**NEW BUSINESS**

**HHPC 20-05     PETITIONER: JOHN & TONI CHITWOOD  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: EXTERIOR PAINT; SIGNAGE  
LOCATION: 619 E. 3<sup>RD</sup> STREET**

TONI CHITWOOD WAS IN ATTENDANCE TO PRESENT A SUMMARY OF THE APPLICATION. MS. TOLBERT SAID THERE WERE A FEW REMAINING QUESTIONS FROM STAFF. MS. TOLBERT ASKED IF THE EXISTING SIGNAGE WILL BE REMOVED. MS. CHITWOOD SAID IT WOULD BE REMOVED.

MS. TOLBERT STATED THERE WAS A QUESTION ABOUT THE MATERIAL OF THE SIGNAGE AND THAT THE PETITIONER WAS TO BRING A SAMPLE. MS. CHITWOOD PRESENTED TWO SAMPLES, THE BLACK SECTION WILL BE VINYL AND THE LETTERING WILL BE A BRUSHED GOLD. MS. TOLBERT DESCRIBED THE MATERIAL FOR THOSE CALLING IN; SHE EXPLAINED IT IS A METAL SIGN THAT IS SOMEWHAT SHINY AND THE PETITIONER BROUGHT A SAMPLE OF A GLOSSIER OPTION THAT IS NOT BEING PROPOSED. MS. TOLBERT ASKED MR. MILLER IF HE HAD ANY QUESTIONS. MR. MILLER HAD NOTHING TO ADD, AND EXPLAINED THAT SINCE HE HAD NOT SEEN THE SAMPLE HE WANTED THE COMMISSION MEMBERS TO REVIEW THE PROPOSAL.

MR. MILLER CONTINUED TO EXPLAIN THAT THE TOTAL PROPOSED SIGNAGE IS OVER THE MAXIMUM ALLOWABLE ON THE BUILDING BY ABOUT THREE FEET. MR. MILLER SAID THE MAIN SIGN CONSISTS PRIMARILY OF BLACK DEAD SPACE AND SHOULD NOT BE INCLUDED IN THE TOTAL SQUARE FOOTAGE. MS. TOLBERT EXPLAINED THAT ONLY 50 SQUARE FEET OF SIGNAGE IS PERMISSIBLE BECAUSE THE BUILDING HAS 47 LINEAR FEET OF FRONTAGE. MS. TOLBERT AGREED THAT IT WAS NOT AN ISSUE BECAUSE THE SIGNAGE IS IN TRADITIONAL LOCATIONS AS LONG AS MR. MENDOZA WAS OKAY WITH THE DECISION FOR ZONING. MR. MENDOZA SAID AS LONG AS THEY CALCULATE THE SIGNAGE LETTERING AND NOT THE BACKGROUND.

MS. TOLBERT ASKED IF THERE WERE ANY OTHER QUESTIONS. MS. TOLBERT SAID THE PAINT COLORS WERE INCLUDED IN THE PACKET AND SUMMARIZED THE COLOR CHOICES AND THEIR LOCATION. MR. PIETRZAK STATED THE PETITIONER

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INCLUDED A NEW COLOR CHOICE FOR THE FRONT DOORS. MS. TOLBERT ASKED FOR THE COLOR. MR. PIETRZAK SAID IT IS SHERWIN WILLIAMS DUTCH TILE BLUE. MS. CHITWOOD SAID IT WOULD BE FOR THE FIRST AND FOURTH FRONT DOORS. MS. TOLBERT ASKED IF THERE WERE ANY OTHER QUESTIONS AND REMINDED THE COMMISSION OF THE ALUMINUM MATERIAL AND FINISH FOR THE SIGNAGE AND THE NEW PAINT COLOR FOR THE FIRST AND FOURTH FRONT DOORS BECAUSE THEY WERE DIFFERENT FROM THE APPLICATION AS PRESENTED. MS. TOLBERT CALLED FOR A MOTION.

MR. KOISOVICH MADE A MOTION TO ACCEPT HHPC 20-05 WITH THE NOTED CHANGES TO THE SIGNAGE FINISH AND THE PAINT COLOR FOR THE FRONT DOORS. SECONDED BY MS. ISOLAMPI; MOTION CARRIED.

**HHPC 20-06    PETITIONER: PAM RIDINGS**  
**REQUEST: CERTIFICATE OF APPROPRIATENESS**  
**PURPOSE: SIGNAGE**  
**LOCATION: 206 MAIN STREET**

MS. RIDINGS WAS IN ATTENDANCE TO PRESENT THE PETITION AND PROVIDED A SUMMARY OF THE PROPOSAL. MS. TOLBERT ASKED IF THE CURRENT SIGNAGE ON THE BUILDING WILL STAY. MS. RIDINGS SAID IT WOULD BE HER PREFERENCE IF IT STAYED. MS. TOLBERT ASKED IF THERE WERE ANY QUESTIONS FROM THE COMMISSION. MS. TOLBERT MENTIONED THAT STAFF DID HAVE ANY CONCERNS IN THEIR REPORT. MR. MILLER ADDED THAT HE WAS NOT AWARE THE CURRENT SIGN WAS PROPOSED TO STAY, BUT THAT IT WOULD CONSTITUTE FOUR ADDITIONAL SQUARE FEET, FOR A TOTAL OF 24 SQUARE FEET WITH AN ALLOWABLE 39 SQUARE FEET. MS. TOLBERT CALLED FOR A MOTION.

MR. KOISOVICH MADE A MOTION TO APPROVE HHPC 20-06 AS PRESENTED. SECONDED BY MS. MCBRIDE; MOTION CARRIED.

**STAFF REVIEWS**

**210 MAIN STREET – MASONRY REPAIRS**

MS. TOLBERT ASKED MR. PIETRZAK TO PULL UP A PICTURE OF THE BUILDING ON THE TELEVISION. MS. TOLBERT READ STAFF COMMENTS ON THE WORK:

STAFF DISCUSSED THE MASONRY REPAIRS WITH THE CONTRACTOR, AND AFTER SLIGHT MODIFICATIONS TO THE SCOPE OF WORK, DETERMINED THE WORK REGULAR MAINTENANCE. A PORTION OF THE SOUTH WALL IN THE ENTRANCE VESTIBULE WILL BE REBUILT WITH NEW BRICKS, BUT THEY WILL MATCH THE PREDOMINATE BRICK ALREADY USED ON THE BUILDING. A REQUEST FOR SIGNAGE AND PAINTING WAS SUBMITTED AFTER THIS DECISION AND AFTER THE DEADLINE FOR PETITION SUBMISSION. THE MATTER OF SIGNAGE AND PAINTING WILL HAVE TO WAIT UNTIL THE AUGUST MEETING.

**437 E. 3<sup>RD</sup> STREET – GUTTER REPLACEMENT**

MS. TOLBERT ELABORATED THAT THIS IS THE BUILDING IMMEDIATELY ADJACENT TO THE NEW BRIDGE. MS. TOLBERT READ STAFF COMMENTS ON THE WORK:

STAFF DISCUSSED THE PROPOSED GUTTER REPLACEMENT AT THE REAR OF THE PROPERTY WITH THE PETITIONER AND DETERMINED IT WAS AN APPROPRIATE, IN-KIND REPLACEMENT: BLACK ALUMINUM GUTTER AND DOWNSPOUTS TO REPLACE DETERIORATED, GALVANIZED STEEL (UNFINISHED; GREY) GUTTER AND DOWNSPOUTS.

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**DISCUSSION**

**221 MAIN STREET – WINDOW REPLACEMENT**

Ms. Tolbert read staff comments:

ON MONDAY, JUNE 29, STAFF OBSERVED CONTRACTORS ON SITE AT THE POST OFFICE REMOVING WINDOWS. AFTER COMMUNICATION WITH THE BUILDING DEPARTMENT WHO HAD RECEIVED NO NOTICE, WE RECEIVED A LETTER FROM THE UNITED STATES POSTAL SERVICE APOLOGIZING FOR THE LACK OF COMMUNICATION WITH THE CITY. STAFF CONTACTED THE USPS PROJECT MANAGER TO INFORM THEM OF THE LOCAL HISTORIC DISTRICT AND THEY WILLINGLY DECIDED TO COMPLY WITH THE COA PROCESS AND STOP WORK UNTIL THE PROCESS WAS COMPLETE. STAFF ALSO CONTACTED THE INDIANA DIVISION OF HISTORIC PRESERVATION & ARCHAEOLOGY AND DISCOVERED THAT THE USPS BEGAN WORK WITHOUT PROPER REVIEW, IN VIOLATION OF FEDERAL PRESERVATION LAW. THE STATE PRESERVATION OFFICE IS DEALING WITH THEIR END OF THE REVIEW PROCESS AND THE LAST WORD FROM USPS WAS THAT THEY WOULD SUBMIT A PETITION TO BE HEARD AT THE AUGUST MEETING.

Ms. Tolbert pointed out that most of the windows had already been removed and replaced. Mr. Mendocza said that he thinks all of the windows had been replaced. Ms. Tolbert said she wasn't sure if it was more than just the front windows. Ms. Isolampi agreed that they had all been replaced. Ms. Tolbert said that since it is federal property they have to abide by federal preservation law, but they do not always do that. Ms. Tolbert said it would be good to have an application on file since it is a prominent building and that it would probably not be worth pursuing anything different and that the windows are not bad.

Mr. Miller added that the Commission will just have to wait for their response. In the meantime, if the Hobart Historical Society had photographs of the building with its original windows that would be interesting to see. Ms. McBride said during the last downtown walking tour, she noticed there were areas on the building that required tuckpointing. Ms. Tolbert said if they submit an application then it would present a good opportunity to discuss any future projects planned for the building and to share any of our concerns with the building.

**414 MAIN STREET – FRONT DOOR/VESTIBULE**

Ms. Tolbert read the staff comments that suggested Mr. Mendoza summarize the proposed changes. Mr. Mendoza said the city is looking into using COVID grant funds to change the front doors to sliding doors. Mr. Mendoza said the proposal is to have the doors have a dark bronze finish to match the existing and Mr. Miller suggested that they retain the appearance to two door panels when they are closed. The Clerk Treasurer told Mr. Mendoza that the city is also exploring the option to build a vestibule outside of the building because the sliding doors may not be possible with the interior basement stairwell. Mr. Miller suggested that the city could also explore automatic doors that open out rather than slide. Mr. Mendoza said if a vestibule is chosen that it would change the design of the building.

Ms. Tolbert asked if the vestibule would go beyond the awning. Mr. Mendoza reported that it would be about 2-4 feet out from the building, which would not go out as far as the awning. The assistant to the Mayor told Mr. Mendoza that he is concerned about ADA compliance with the vestibule idea. Mr. Mendoza said it is still under consideration because there are questions about what happens with the

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INTERIOR DOORS AND THE OVERALL FLOW OF THE BUILDING. MS. TOLBERT SAID IF THERE IS VESTIBULE, IT SHOULD NOT GO FARTHER THAN THE AWNING AND BE BUILT OF ALL GLASS SO THAT IT BLENDS INTO THE BUILDING.

MS. TOLBERT RECOMMENDED THE CITY KEEP MR. MILLER INVOLVED AND ASKED IF ANY ARCHITECTS ARE INVOLVED. MR. MENDOZA SAID THERE WAS CITY STAFF WORKING ON THE PROPOSAL AND MAY ASK FOR ASSISTANCE FROM DAVID HILL. MR. MENDOZA SAID THE CHANGES WOULD BE FUNDED BY FEDERAL COVID FUNDS AND THEY HAVE STRICT TIMELINES THAT MAKE THESE CHANGES CHALLENGING. MS. TOLBERT SAID IT IS INTERESTING BECAUSE IT TIES CHANGES TO HISTORIC BUILDINGS WITH FEDERAL RESPONSE TO A PANDEMIC. MS. TOLBERT SAID THE ARCHITECT, CONTRACTOR, AND CITY SHOULD ALL WORK TOGETHER SO THE DESIGN WORKS FOR EVERYONE.

MS. TOLBERT ASKED IF THERE WERE ANY FURTHER COMMENTS OR QUESTIONS. THERE WERE NONE.

**OLD BUSINESS**

**HHPC 20-02 512 E. 4<sup>TH</sup> STREET – STATUS REPORT**

MS. TOLBERT READ STAFF COMMENTS: STAFF HAS NOT OBSERVED ANY PROGRESS ON THE PROPERTY. AT THE REQUEST OF THE BOARD OF WORKS, STAFF SUBMITTED A MEMO ON JULY 8, 2020, STATING THIS MUCH ALONG WITH AN OVERVIEW OF THE COA REVIEW PROCESS.

MS. TOLBERT ASKED IF THE FRONT DOOR WAS OPEN. MS. ISOLAMPI SAID IT WAS. MR. MENDOZA SAID THE BUILDING IS NOT SECURED AND THEY HAVE NOT OBSERVED ANY ACTIVITY AT THE SITE. MS. TOLBERT SAID IT WAS OUT OF THE HANDS OF THE COMMISSION AND NOW UP TO THE BOARD OF WORKS. MR. MENDOZA AGREED, SAYING THAT THE BOARD OF WORKS HAS GROWN IMPATIENT.

MS. TOLBERT ASKED IF THE BOARD OF WORKS IS INSTITUTING FINES TO THE PROPERTY OWNER. MR. MENDOZA SAID THEY ARE PURSUING EVERY AVENUE. MS. TOLBERT REPEATED THAT IT IS OUT OF THE HANDS OF THE COMMISSION BECAUSE IT IS NOW A PUBLIC SAFETY HAZARD. MR. MENDOZA SAID HE WOULD CONFIRM THAT THE PROPERTY IS ON THE AUGUST AGENDA FOR THE BOARD OF WORKS. MS. MCBRIDE SAID IT HAS GONE ON TOO LONG. MS. ISOLAMPI SAID THE HOUSE USED TO BE NICE AND NOW IT IS A REAL SHAME.

**HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION UPDATE**

STAFF FINALLY RECEIVED AN UPDATE FROM THE INDIANA CLG COORDINATOR AND THE CITY OF HOBART SHOULD RECEIVE FEEDBACK WITHIN A MONTH. THE STATE INITIATED PROCEDURAL CHANGES IN THE MIDDLE OF REVIEWING A BATCH OF APPROXIMATELY FOUR CLG APPLICATIONS, WHICH PUT THEM ALL ON HOLD. HOPEFULLY MORE TO REPORT AT THE AUGUST MEETING.

MR. MILLER ADDED THAT THE CITY OF HOBART WOULD STILL BE GIVEN PREFERENCE AS A CLG IN THE HPF GRANT PROCESS, EVEN IF THE DESIGNATION IS NOT OFFICIAL BY THE TIME THE APPLICATIONS ARE DUE. A CHANGE TO THE GRANT THIS YEAR IS THAT CLGS ALSO RECEIVE A FAVORABLE MATCH SPLIT OF 60/40 VS. THE TRADITIONAL 50/50. MS. TOLBERT ASKED ABOUT THE DUE DATE FOR THE GRANT. MR. MILLER SAID IT IS USUALLY THE SECOND WEEK IN OCTOBER. MS. TOLBERT SAID THERE ARE NOT A LOT OF EXTRA FUNDS AT THE CITY, BUT IF ANYONE HAS ANY IDEAS, PLEASE DISCUSS IT WITH THE COMMISSION AND STAFF TO EXPLORE FURTHER.

MS. TOLBERT ASKED FOR ANY OTHER COMMENTS FROM THE COMMISSION ON OTHER SUBJECTS.

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Ms. McBRIDE ASKED FOR MORE INFORMATION ON 131 CENTER STREET, WHICH IS NOT WITHIN THE HISTORIC DISTRICT. MR. MENDOZA CLARIFIED THAT IT IS THE BRICK BUILDING ACROSS FROM ST. BRIDGET'S [CATHOLIC CHURCH]. MR. MENDOZA SAID HE LAST HEARD ABOUT THE BUILDING SIX MONTHS AGO AND THE OWNER WAS HAVING DIFFICULTY OBTAINING TITLE FROM THE COUNTY. MR. MENDOZA RECOMMENDED TO THE OWNER THAT THEY SHOULD SEEK ASSISTANCE FROM A LOCAL ATTORNEY. HE SAID HE WOULD FOLLOW-UP ON THE BUILDING.

Ms. McBRIDE ASKED ABOUT ANOTHER BUILDING AT CENTER AND 3<sup>RD</sup> STREET. MR. MENDOZA SAID THERE WAS RECENTLY GRAFFITI ON THE BUILDING AND THE OWNER WAS LOOKING TO SELL THE PROPERTY TO SOMEONE INTERESTED IN OPENING A WRESTLING GYM AND HAVING RESIDENTIAL UPSTAIRS. Ms. McBRIDE EXPRESSED CONCERN ABOUT INDIVIDUALS WHO ARE PURCHASING PROPERTY BUT ARE NOT INVESTED IN ITS SUCCESS. COMMISSION MEMBERS LISTED SEVERAL EXAMPLES OF THIS SITUATION IN THE DOWNTOWN AREA AND OTHER HISTORIC HOMES THAT ARE UNDERGOING UNSYMPATHETIC CHANGES.

Ms. TolBERT ASKED ABOUT THE KARATE BUILDING. MR. MENDOZA SAID HE SPOKE WITH JASON BARNARD OF GOFF CONSTRUCTION WHO WILL BE DOING THE WORK FOR DAVID DANIELS. JASON INDICATED THAT THE INSURANCE FUNDS WERE RELEASED, NEW BRICK WAS FOUND TO MATCH THE HISTORIC BRICK, AND THE FIRST FLOOR WINDOWS WOULD BE REOPENED AS PART OF THE REBUILD. MR. MENDOZA SAID THE GOAL IS TO HAVE THE PETITION BEFORE THE COMMISSION IN AUGUST. Ms. TolBERT ASKED IF THEY DETERMINED THE CAUSE OF THE COLLAPSE. MR. MENDOZA SAID THE ENGINEERING REPORT SHOWED THAT ROTTING FLOOR JOISTS WERE LIKELY THE CAUSE.

Ms. Dawn Hostetler [CITY OF HOBART, ECONOMIC DEVELOPMENT] ASKED IF THERE WAS ANY UPDATE ON THE PRIME REALTY BUILDING [238 MAIN STREET]. THAT HAD SOME STRUCTURAL ISSUES AT THE REAR OF THE BUILDING. MR. PIETRZAK SAID THE OWNERS WERE IN FOR PERMITTING FOR SIGNAGE FOR A NEW TENANT. Ms. TolBERT SAID THAT THE OWNERS MET WITH STAFF TO DISCUSS THE REAR WALL AND PROPOSALS FOR EXPANDING THE REAR DECK. MR. MENDOZA SAID THERE WAS NO FOLLOW-UP SINCE THAT DISCUSSION OTHER THAN THE SIGN. Ms. TolBERT STATED THAT THERE ARE OPTIONS FOR EXPANDING SEATING WITHOUT A ROOFTOP DECK THROUGH THE USE OF REAR WINDOWS. Ms. Hostetler ASKED WHAT TYPE OF BUSINESS WAS COMING TO THE BUILDING. MR. PIETRZAK SAID IT WAS CONSTRUCTION TYPE COMPANY.

**PUBLIC COMMENT**

NONE

Ms. ISOLAMPI MADE A MOTION TO ADJOURN.

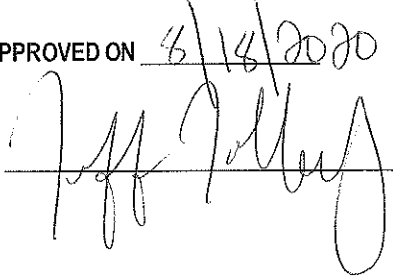
*MEETING ADJOURNED*

**NEXT MEETING: AUGUST 18, 2020**

MINUTES APPROVED ON

8/18/2020

CHAIRMAN



ATTEST

