

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 15, 2020**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:32PM.

**MEMBERS IN ATTENDANCE:** PAULA ISOLAMPI, CHRIS KOVOVICH, RITA McBRIDE, TOM EHRHARDT

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – TIFFANY TOLBERT, ABSENT

**APPROVAL OF MINUTES – AUGUST 18, 2020**

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR AUGUST 18, 2020. MS. McBRIDE SECONDED; MOTIONED CARRIED.

**ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA** – MR. KOVOVICH MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED. MS. ISOLAMPI SECONDED; MOTION CARRIED.

**NEW BUSINESS**

**HHPC 20-08    PETITIONER: TAYANA MUNOZ  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: SIGNAGE  
LOCATION: 238 MAIN STREET**

SCOTT LOVELL OF LANDMARK SIGN GROUP WAS IN ATTENDANCE TO PRESENT THE PETITION FOR THE PETITIONER. MR. LOVELL DESCRIBED THE PROPOSED SIGNAGE FOR THE STOREFRONT, WHICH INCLUDES THE REMOVAL OF EXISTING SIGNAGE.

THE COMMISSION ASKED ABOUT THE PROPOSED SIZE OF THE SIGNAGE. MR. MILLER EXPLAINED THAT THE TWO MAIN SIGNS WOULD BE THE SAME SIZE – 11' 8" X 2' 6". MR. LOVELL SAID THE SIZE WAS REDUCED IN A RESUBMITTED PETITION. MR. MENDOZA RECALLED THAT WHEN THE LAST TENANT OCCUPIED THE BUILDING, THERE WAS CONCERN WITH SIGN SIGNAGE BECAUSE THE AVAILABLE SIGN SPACE ON 3<sup>RD</sup> VERSUS MAIN IS DIFFERENT. MR. PIETRZAK ASKED IF THE SIGN ON 3<sup>RD</sup> WAS SMALLER; MR. MENDOZA SAID YES. MR. MENDOZA BROUGHT UP THE ISSUE BECAUSE THE COMMISSION PREVIOUSLY HAD A CONCERN WITH THE PROPORTION OF THE TWO SIGNS.

MR. LOVELL SAID THIS WAS THE REASON THE ORIGINALLY PROPOSED SIZE OF THE SIGNS WERE REDUCED. HE EXPLAINED THAT IF ANYTHING, THE SIGN ON MAIN STREET SHOULD BE LARGER TO BE PROPORTIONAL, BUT THERE IS LIMITS IMPOSED BY THE DESIGN GUIDELINES. MR. MILLER EXPLAINED THAT THE SIZE OF THE PROPOSED SIGNAGE IS APPROPRIATE PER THE GUIDELINES, INCLUDING THE HEIGHT OF 2' 6", WHICH IS THE MAXIMUM ALLOWABLE HEIGHT. MR. MILLER SAID HE DID NOT ACCOUNT FOR THE PROPORTION AS IT WAS NOT REQUIRED IN THE SITUATION AND THAT HE WAS NOT IN THE POSITION WHEN THE PREVIOUS TENANT RECEIVED APPROVAL FOR SIGNAGE.

MR. PIETRZAK REITERATED THE PREVIOUS SIGNS WERE DIFFERENT SIZES, BUT THAT IT WAS ULTIMATELY UP TO THE COMMISSION. MR. LOVELL SAID THE PREVIOUS SIGNAGE WAS DEFINITELY MORE THAN THE MAXIMUM ALLOWABLE HEIGHT AND WAS MORE THAN 50 SQUARE FEET. MR. PIETRZAK SAID THE PREVIOUS APPROVAL WAS FOR 50 SQUARE

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FEET. MR. MENDOZA REVIEWED THE PREVIOUS PERMIT AND CONCURRED. MR. MILLER ASKED IF THE RENDERING IS TO SCALE. MR. LOVELL SAID THE RENDERING WAS ESSENTIALLY TO SCALE.

MR. MENDOZA ASKED IF THE PETITIONER WAS APPLYING FOR FUNDING FROM THE REDEVELOPMENT COMMISSION. MR. LOVELL SAID HE DOES NOT BELIEVE THEY ARE. MR. MENDOZA SAID THE PREVIOUS TENANT RECEIVED GRANT FUNDING, WHICH MAY EXPLAIN THE SPECIFIC REQUEST.

MR. KOSOVICH ASKED IF THE CURRENT PROPOSAL MEETS THE GUIDELINES. MR. MILLER SAID YES AND REMINDED THE COMMISSION THAT EACH BUILDING IS DIFFERENT SO SIGNAGE NEEDS TO MAKE SENSE PER THE SPECIFIC BUILDING. MR. KOSOVICH ASKED IF THE PROPOSED SIGNAGE IS PROPORTIONAL. MR. PIETRZAK SAID THE PREVIOUS SIGNAGE WAS MORE PROPORTIONAL COMPARED TO WHAT IS PROPOSED. MR. LOVELL EXPLAINED HE AIMS TO HAVE A SIGN THAT IS READABLE AND WOULD LIKE TO PROPOSE A BIGGER SIGN, BUT UNDERSTANDS THE GUIDELINES.

MS. MCBRIDE ASKED IF MR. LOVELL HAS A RENDERING OF THE SIGNAGE. MR. LOVELL APPROACHED MS. MCBRIDE TO EXPLAIN THE IMAGE IN THE COMMISSION PACKET. MR. LOVELL WENT INTO MORE DETAIL ABOUT THE PROPOSED LENGTH OF THE SIGNAGE AND WHERE IT WILL BE POSITIONED ON EACH ELEVATION OF THE BUILDING. MR. KOSOVICH SAID AS LONG AS THE SIGNAGE IS APPROPRIATE ACCORDING TO THE TECHNICAL GUIDELINES, THEN IT IS OKAY. MR. KOSOVICH ASKED IF THERE IS MUCH DISCUSSION ABOUT CORNER BUILDINGS, WHICH CREATED THIS UNIQUE SITUATION. MR. MENDOZA SAID IT IS NOT TYPICAL IN DOWNTOWN.

MR. LOVELL ASKED ABOUT THE APPROPRIATENESS OF VINYL WINDOW DECALS. MR. PIETRZAK SAID IT IS APPROPRIATE AS LONG AS IT IS THE APPROPRIATE SIZE.

MR. KOSOVICH MADE A MOTION TO ACCEPT HHPC 20-08 AS SUBMITTED. SECONDED BY MS. ISOLAMPI; MOTION CARRIED.

**OLD BUSINESS**

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

MR. MILLER SAID HE CANNOT SPEAK TOO MUCH ON THE PROPERTY, BUT THE BUILDING DID RECEIVE HOUSE WRAP AND SOME ELEMENTS WERE REMOVED THAT NEEDED TO BE REMOVED. MR. MENDOZA MENTIONED THE OWNER MAY BE INTERESTED IN LEAVING ONE OF THE COMMERCIAL BUILDINGS WITHOUT A ROOF AND CONVERT IT INTO OUTDOOR SEATING. MR. EHRHARDT SAID THE DISCUSSION IS REGARDING THE HOUSE AND NOT THE COMMERCIAL BUILDING ON MAIN STREET. MR. MENDOZA SAID THE BOARD OF WORKS ISSUED A \$1,000 FINE TO ENCOURAGE MOVEMENT. MR. EHRHARDT EXPRESSED HOPE THAT IT COULD BE WRAPPED UP BY WINTER AND THAT IT HAS BEEN A PAINFUL PROCESS.

MR. MENDOZA ASKED MR. MILLER ABOUT THE PROCESS FOR ADDRESSING THE COMMERCIAL BUILDING ROOF. MR. MILLER SAID THAT ANYTHING THAT HAPPENS TO THE BUILDING WOULD HAVE TO BE APPROVED BY THE COMMISSION. HE RECOMMENDED THAT LEAVING THE BUILDING WITHOUT A ROOF WOULD BE INAPPROPRIATE AND THAT HIS OBSERVATION WAS THAT THE STRUCTURE WAS FINE. MR. MILLER SAID REMOVAL OF THE FAÇADE OF THAT BUILDING WOULD BE DETRIMENTAL TO THE STREET WALL AND THE DISTRICT. MR. MILLER SAID THE COMMISSION CANNOT REGULATE THE INTERIOR, BUT WOULD STILL BE RESPONSIBLE FOR THE FAÇADE. MR. MILLER SAID THE IDEAL WOULD BE TO KEEP THE STRUCTURE AS A BUILDING, BUT REGARDLESS, IT WOULD NEED TO READ AS A BUILDING IF CONVERTED TO A COURTYARD. MR. MILLER LISTED ELEMENTS OF THE FAÇADE THAT WOULD NEED TO REMAIN IF THAT PATH WAS PURSUED.

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MR. MILLER SAID IT RAISES QUESTIONS ABOUT WHETHER OR NOT IT WOULD REQUIRE APPROVAL AS A DEMOLITION. MR. KOSOVICH SAYS IT IS CONCERNING BECAUSE THE MISSION OF THE COMMISSION IS PRESERVE BUILDINGS IN THE DISTRICT AND WHAT IS STOPPING OTHER OWNERS TO ALLOW A BUILDING WITHOUT A ROOF AND THEN REQUESTING DEMOLITION. MR. MILLER AGREED THAT THE PURPOSE OF THE DISTRICT IS TO PRESERVE BUILDINGS AND THAT THE PREVIOUS ONE NEEDED TO BE REMOVED BUT THERE WAS NO WAY TO ENFORCE CONSTRUCTION OF A NEW ROOF. MR. MILLER SAID THE FLAT ROOF WAS NOT VISIBLE FROM THE PUBLIC WAY, BUT ITS REMOVAL IS NOT JEOPARDIZING THE EXISTENCE OF THE BUILDING. MR. PIETRZAK ASKED IF IT DOESN'T HAVE ROOF THEN IS IT STILL CONSIDERED A BUILDING?

MS. MCBRIDE RAISED CONCERNS ABOUT HOW AN OUTDOOR SPACE WOULD MAKE SENSE IN THE AREA CLIMATE. MR. MILLER SAID THE COMMISSION CAN ONLY DISCUSS THE BUILDING AS A RESOURCE IN THE DISTRICT AND CANNOT COMMENT ON ITS USE. MR. PIETRZAK EXPLAINED THAT IF IT WERE A HOME AND THE ROOF WERE REMOVED, THE OWNER WOULD HAVE TO PUT A ROOF BACK ON IT. MR. KOSOVICH AGREED AND SAID WHAT RULES ARE IN PLACE TO ENSURE THAT A ROOF REMAINS ON THE BUILDING, JUST LIKE A HOUSE. MR. EHRHARDT SAID THE PROPOSAL MAY BE APPROPRIATE, BUT IT WOULD HAVE TO BE DONE ACCORDING TO CODE AND ENSURE THE HISTORIC INTEGRITY.

MR. MILLER SAID IT WILL BE CHALLENGING GIVEN THE INABILITY OF THE COMMISSION TO REGULATE USE, ESPECIALLY AS IT HAS AN IMPACT ON THE PHYSICAL STRUCTURE IN THIS DISCUSSION. MR. EHRHARDT MENTIONED A FAÇADE THAT WAS PREVIOUSLY RESTORED IN ANOTHER PART OF DOWNTOWN. MR. MILLER STATED THE BUILDING REFERENCED IS OUT OF THE HISTORIC DISTRICT. MS. MCBRIDE SAID IT WOULD BE NICE IF THE TWO COMMERCIAL BUILDINGS [4<sup>TH</sup> & MAIN] COULD HARKEN BACK TO WHAT WAS ORIGINALLY THERE. MR. MILLER SAID THE CORNER BUILDING IS THE ORIGINAL BUILDING AND HAS NOT BEEN CHANGED AND THE INTERIOR BUILDING HAD A MODERN FAÇADE ADDED BUT THE BONES ARE ORIGINAL. MR. MILLER STATED THAT THERE IS NOT MUCH THE COMMISSION CAN DO UNTIL THE OWNER PRESENTS A PETITION. MR. KOSOVICH REPEATED HIS CONCERN THAT IT SETS A DANGEROUS PRECEDENT IN THE DOWNTOWN THAT BUILDINGS CAN BE NEGLECTED AND THEN OWNERS ARE ABLE TO CHANGE THEIR USE DUE TO THE CONDITION.

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

No UPDATE

**DISCUSSION**

**221 MAIN STREET – WINDOW REPLACEMENT**

No UPDATE

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

No UPDATE. MR. MILLER SAID THE CITY IS STILL EXPLORING DESIGN OPTIONS FOR THE FRONT DOORS OF CITY HALL. MR. MENDOZA SAID THERE ARE ALSO CONCERNS WITH COST AND THE TIMELINE TO GET FUNDING SUPPORT THROUGH COVID GRANTS.

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MR. MENDOZA ANNOUNCED THAT MR. ROBB ZIMMERMAN RESIGNED FROM THE COMMISSION AND THAT FORMER CHAIR OF THE COMMISSION, LINDA PAPP, HAS DIED. MR. MENDOZA SAID SHE WAS THE OWNER OF THE FIRST SINGLE-SITE HISTORIC DISTRICT IN HOBART AND IT IS A BIG LOSS TO HOBART.

MR. EHRHARDT ASKED FOR AN UPDATE ON THE TEMPORARY VESTIBULES APPROVED FOR TWO RESTAURANTS IN THE DISTRICT, BECAUSE THEY ARE STILL IN PLACE. MR. MENDOZA SAID THE COMMISSION APPROVED THE DESIGN BUT THE BOARD OF WORKS APPROVED THE ENCROACHMENT INTO THE RIGHT OF WAY FOR A SPECIFIC DURATION. MR. MILLER REMINDED THE COMMISSION THAT WHEN THEY WERE APPROVED, THE CITY HAD TO CREATE STANDARDS FOR THE WHOLE DOWNTOWN AND IT HAS NOT YET GOTTEN TO THE POINT WHERE THEY ENTERED THE NORMAL CYCLE OF "ON" AND "OFF." MR. MILLER SAID THEY WERE DESIGNED WELL AND THAT THEY ARE TEMPORARY SO THEY CAN ALWAYS BE REMOVED WITHOUT DAMAGE TO THE HISTORIC BUILDINGS.

MR. MILLER ANNOUNCED TWO GRANT OPPORTUNITIES FOR FUNDING PRESERVATION PROJECTS AND THAT THEIR APPLICATION DEADLINES ARE APPROACHING IN OCTOBER.

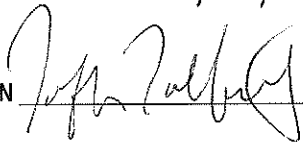
**PUBLIC COMMENT**

NONE

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

**NEXT MEETING: OCTOBER 20, 2020**

MINUTES APPROVED ON 11/17/2020

CHAIRMAN 

ATTEST 