

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
MARCH 15, 2022**

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

**MEMBERS IN ATTENDANCE:** TIFFANY TOLBERT, RITA McBRIDE, CHRIS KOVOVICH (TELEPHONICALLY VIA ZOOM)

**STAFF:** ROSS PIETRZAK (ZONING)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – TOM EHRHARDT, PAULA ISOLAMPI & PETE MORIKIS WERE ABSENT. A QUORUM WAS NOT IN ATTENDANCE.

**APPROVAL OF MINUTES – FEBRUARY 15, 2022**

LACKING A QUORUM, MINUTES WERE NOT APPROVED.

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

NO CHANGES TO THE AGENDA WERE PROPOSED.

**NEW BUSINESS**

**HHPC 21-01B PETITIONER: TOMASZ GIELAZYN  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: FAÇADE RENOVATION  
LOCATION: 345 MAIN STREET**

MR. TOMASZ GIELAZYN, PROPERTY OWNER, WAS NOT IN ATTENDANCE. MS. TOLBERT STATED THIS IS A CONTINUATION FROM THE FEBRUARY 15<sup>TH</sup> MEETING CONCERNING A CORRECTIVE ACTION ON THE FAÇADE. THE COMMISSION REQUESTED MR. GIELAZYN SUBMIT A SAMPLE OF THE BRICK VENEER THAT WOULD BE INSTALLED AFTER REMOVAL OF THE VINYL SIDING IN THE TRANSOM WINDOWS. MS. TOLBERT REITERATED THAT THE VINYL SIDING WAS NOT APPROVED PREVIOUSLY. AS THE PETITIONER WAS NOT PRESENT AND A QUORUM NOT IN ATTENDANCE, MS. TOLBERT STATED THE CONVERSATION WOULD ONLY BE FOR DISCUSSION PURPOSES AND REQUESTED AN UPDATE ON PROGRESS. MR. PIETRZAK STATED HE RECEIVED A SAMPLE THIS AFTERNOON. THE SAMPLE APPEARS TO BE A SINGLE-TONED BRICK VENEER AND APPEARS TO MATCH THE SIZE AND ORIENTATION OF THE EXISTING BRICK ON THE BUILDING. HE STATED HE HAS NOT HAD THE OPPORTUNITY TO TAKE THE SAMPLE TO THE SITE AND COMPLETE A MORE DETAILED COMPARISON. HIS RECOMMENDATION THIS EVENING WOULD HAVE BEEN TO TABLE THE PETITION. MS. TOLBERT NOTED THAT WE HAVE RECEIVED THE SAMPLE AS REQUESTED AND THAT TIME IS NEEDED TO VERIFY THE COMPATIBILITY OF THE SAMPLE WITH THE EXISTING BRICK. ACTION WILL BE TAKEN AFTER THAT INFORMATION HAS BEEN GATHERED. DISCUSSION ON THE PETITION WAS CONCLUDED.

**HHPC 22-02 PETITIONER: EMILY VILLAREAL  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: DOOR & WINDOW GRAPHIC SIGNAGE  
LOCATION: 341 MAIN STREET**

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
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EMILY VILLAREAL, TENANT AND PETITIONER, WAS PRESENT TO PRESENT THE PROPOSED WORK. MS. VILLAREAL STATED SHE WOULD LIKE TO PUT HER LOGO, SERVICES OFFERED AND HOURS ON THE WINDOWS OF HER BUSINESS. MS. TOLBERT ASKED IF THE SIGNAGE WAS ALL WINDOW DECALS THAT WOULD BE INSTALLED ON THE WINDOWS AND DOORS. MS. VILLAREAL CONFIRMED THEY WERE WINDOW DECALS. MS. TOLBERT ASKED MR. PIETRZAK IF THERE HAD BEEN ANY CHANGES SINCE THE SUBMITTAL OF THE APPLICATION. MR. PIETRZAK STATED THERE WERE NO MODIFICATIONS. MS. TOLBERT CLARIFIED THAT THE FORMER BUSINESS SIGN IS NO LONGER LOCATED ON THE BUILDING.

MS. TOLBERT ASKED IF THERE WERE ANY QUESTIONS FROM THE COMMISSION REGARDING THIS PETITION. MR. KOSOVICH ASKED IF THE WINDOW GRAPHICS IN THE CENTER WINDOW WERE LARGER THAN THE PERCENTAGE ALLOWED IN THE DESIGN GUIDELINES. HE FURTHER QUESTIONED IF THE SIGNAGE DOES EXCEED THE PERMITTED COVERAGE, DOES THE COMMISSION MAKE A JUDGEMENT CALL OR ENFORCE THE DESIGN GUIDELINES STRICTLY AS STATED. MS. TOLBERT ASKED MR. PIETRZAK TO PROVIDE THE STAFF REPORT AND SUMMARY OF THE SIGNAGE CODE.

MR. PIETRZAK READ THE STAFF REPORT. HE STATED THAT THE DESIGN GUIDELINES LIMIT COVERAGE OF WINDOW COVERAGE TO 25%. HIS OPINION WAS THAT THE DESIGN GUIDELINES WERE STILL BEING MET BECAUSE THE MAJORITY OF THE GRAPHICS INCLUDE EMPTY, TRANSLUCENT SPACE. FOR CONSISTENCY IN DETERMINING SIGN AREA, A BOX IS DRAWN AROUND THE PROPOSED SIGNAGE. HOWEVER, IN THIS CASE, THE ACTUAL WINDOW COVERAGE, OR AREA OF WINDOWS THAT CANNOT BE SEEN THROUGH, IS LESS THAN 25%.

MS. TOLBERT AGREED THAT THE INTENT IS TO KEEP THE WINDOW AREA OPEN SO THE STOREFRONT FEELS OPEN AND THE GLASS CAN BE SEEN THROUGH. SHE ASKED MR. KOSOVICH IF THAT ANSWERED HIS QUESTION AND HE CONFIRMED THE INFORMATION DID PROVIDE SOME UNDERSTANDING. MS. TOLBERT STATED THAT A QUORUM WAS NOT IN ATTENDANCE AND A VOTE COULD NOT BE TAKEN, HOWEVER, THE ORDINANCE DOES ALLOW FOR STAFF APPROVAL. MS. TOLBERT STATED MR. PIETRZAK COULD APPROVE THE SIGNAGE IF IT MEETS ALL DESIGN GUIDELINE REQUIREMENTS.

MS. VILLAREAL ASKED IF SHE COULD PAINT THE AWNING A SOLID BLACK COLOR. MS. TOLBERT STATED THAT A CERTIFICATE OF APPROPRIATENESS WOULD BE REQUIRED AND THAT THE EXISTING AWNING IS A METAL OR ALUMINUM AWNING AND CONSIDERED LEGAL NON-CONFORMING. MS. TOLBERT STATED THE AWNING COULD BE MAINTAINED, BUT COULD NOT BE RE-INSTALLED IF EVER REMOVED. TO PAINT THE AWNING, A COA APPLICATION SHOULD BE SUBMITTED FOR REVIEW BY THE COMMISSION.

**PUBLIC COMMENT**

MR. PIETRZAK STATED HE RECEIVED AN APPLICATION FROM THE UNITARIAN CHURCH TO MODIFY THEIR STEEPLE, WHICH HAD BEEN DISCUSSED PREVIOUSLY (21-03). THE APPLICATION WAS RECEIVED TODAY AND IS ON THE AGENDA FOR THE APRIL 19<sup>TH</sup> MEETING. MR. PIETRZAK STATED CONVERSATION UNDER THE PUBLIC COMMENT PERIOD WOULD PROVIDE SOME GUIDANCE IN PREPARING THE STAFF REPORT. TRACY FERRELL OF THE UNITARIAN CHURCH WAS PRESENT AND SPOKE ON BEHALF OF THOSE ATTENDING FROM THE CHURCH.

MS. TOLBERT ASKED FOR A SUMMARY OF THE PROPOSAL. MR. FERRELL STATED THE WORK STILL INVOLVES THE STEEPLE TO THE CHURCH. THEY WOULD LIKE TO REMOVE THE EXTERIOR SIDING, WHICH IS ALUMINUM CLAD SIDING, AND THE ORIGINAL WOOD SIDING UNDERNEATH. THE WOOD SIDING IS NOT IN GOOD CONDITION. THEY WOULD LIKE TO

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REPLACE BOTH WITH A SIDING THAT LOOKS SIMILAR TO THE ORIGINAL AND REPAIR THE LOUVERS AND ALTER THEM SO THAT WEATHER WOULD NOT IMPACT THE INTERIOR OF THE STEEPLE. MS. TOLBERT ASKED WHAT THE ISSUES WERE WITH THE WOOD SIDING TO DETERMINE IT WAS NOT IN GOOD CONDITION. MR. FERRELL STATED THERE WAS WEATHERING. MS. TOLBERT SAID A REPORT FROM THE CONTRACTOR IDENTIFYING THE ISSUES WITH THE ORIGINAL SIDING AND WHY IT CANNOT BE RESTORED WOULD BE NECESSARY FOR THE COMMISSION TO CONSIDER AN ALTERNATIVE MATERIAL. MR. PIETRZAK STATED THAT THE CONTRACTOR, IMBODEN CONSTRUCTION, SHOULD PREPARE A REPORT ON THE CONDITION OF THE EXISTING MATERIALS AND A DESCRIPTION OR SPECIFICATIONS FOR THE PROPOSED REPLACEMENT MATERIALS. MS. TOLBERT REITERATED THAT VINYL OR ALUMINUM MATERIALS COULD NOT BE PERMITTED UNDER THE DESIGN GUIDELINES BUT MATERIALS SUCH AS HARDIEPLANK OR CONCRETE FIBER BOARD COULD BE APPROPRIATE IF THEY CAN MATCH THE LOOK AND PROFILE OF WOOD.

MS. TOLBERT ASKED ABOUT THE PROPOSED PLAN FOR THE LOUVERS. MR. FERRELL STATED THEIR PLAN IS TO REPAIR THE LOUVERS BUT TO COMPLETE WORK ON THE INTERIOR TO PUSH WATER AND SNOW BACK OUT OF THE STEEPLE. MS. TOLBERT STATED REPAIR WORK OR ANY WORK NOT VISIBLE FROM THE STREET WOULD NOT REQUIRE COA APPROVAL. MS. MCBRIDE ASKED IF THE LOUVERS NEED TO FUNCTION. MR. FERRELL STATED THEY DO MAKE NON-FUNCTIONING LOUVERS, BUT THEY WANT THE LOUVERS TO BE OPEN AND VISIBLE. AFTER SOME ADDITIONAL DISCUSSION ON THE NEEDED REPORT AND RECOMMENDATIONS TO WORK WITH STAFF, THE CONVERSATION WAS CONCLUDED.

MS. TOLBERT STATED THAT INDIANA LANDMARKS HIRED BLAKE SWIHART TO TAKE OVER BRAD MILLER'S FORMER POSITION. HE HAS BEEN ENCOURAGED TO ATTEND THE APRIL MEETING AND INTRODUCE HIMSELF.

MS. TOLBERT REITERATED THAT NO ACTIONS WERE TAKEN DURING THIS MEETING AS A QUORUM WAS NOT IN ATTENDANCE.

MS. TOLBERT ADJOURNED THE MEETING. *MEETING ADJOURNED*

**NEXT MEETING: APRIL 19, 2022**

MINUTES APPROVED ON

4/19/22

CHAIRMAN

[Signature]

ATTEST

Rita McBride