

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
MAY 17, 2022**

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

**MEMBERS IN ATTENDANCE:** TIFFANY TOLBERT (TELEPHONICALLY VIA ZOOM), PAULA ISOLAMPI, RITA MCBRIDE, TOM EHRHARDT, CHRIS KOVOVICH

**STAFF:** ROSS PIETRZAK (ZONING)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – PETE MORIKIS WAS ABSENT. A QUORUM WAS IN ATTENDANCE. AS A MEMBER WAS PARTICIPATING VIA AN ELECTRONIC FORMAT, ALL VOTES ON BUSINESS BEFORE THE COMMISSION WERE REQUIRED TO BE ROLL-CALL VOTES.

**APPROVAL OF MINUTES – APRIL 19, 2022**

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR APRIL 19<sup>TH</sup> AS PRESENTED MR. EHRHARDT SECONDED. MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

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

A REQUEST WAS MADE TO MOVE PETITION HHPC 22-05 AHEAD OF PETITION HHPC 22-04 TO ACCOMMODATE A BUSINESS OWNER'S SCHEDULE. MS. TOLBERT STATED AN AMENDMENT WAS NOT NEEDED AND THAT THE AGENDA COULD REMAIN AS IS AND THE PETITIONS WILL BE CALLED OUT OF ORDER.

**OLD BUSINESS**

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

MR. TOMASZ GIELAZYN, PROPERTY OWNER, WAS IN ATTENDANCE TO DISCUSS THE PETITION. MR. PIETRZAK REMINDED THE COMMISSION THAT THE OUTSTANDING ISSUE IS WITH THE TRANSOM AREA ABOVE THE MAIN STOREFRONT WINDOWS AND DOORS. MR. GIELAZYN PROVIDED A SAMPLE OF A WOOD PANELING THAT HE WOULD LIKE CONSIDERED. MR. GIELAZYN STATED HE WAS UNABLE TO MATCH THE EXISTING BRICKS. HE HAD SALVAGED OLD BRICKS, BUT WHEN HE ATTEMPTED TO CUT THEM, THEY WOULD CRUMBLE APART. UNDERSTANDING THE DISTRICT GUIDELINES PERMIT WOOD, HE IS REQUESTING TO PLACE A WOOD COMPOSITE MATERIAL IN THE TRANSOM AREA. THE COLOR OF THE WOOD WOULD BE "OAK ESPRESSO". THE SAMPLE PROVIDED IS FOR A FLOORING MATERIAL. MR. PIETRZAK STATED THAT THE MATERIAL WOULD NEED TO BE APPROVED AS A SIDING, NOT FLOORING. MR. GIELAZYN STATED HE WOULD REPLACE THE VINYL SIDING CURRENTLY IN THE TRANSOM AREAS WITH THE WOOD, AND THE WOOD WOULD HAVE A WOOD TRIM AROUND IT. MS. TOLBERT OPENED THE DISCUSSION TO THE REST OF THE COMMISSION.

MR. KOVOVICH ASKED IF THE MATERIAL SUBMITTED, WHICH STATES IT IS FLOORING, WOULD BE THE MATERIAL THAT IS USED ON THE SIDE OF THE BUILDING. MR. GIELAZYN SAID THAT THE SAME MATERIAL FOR FLOORING CAN BE USED AS SIDING. HE HAS SEEN NUMEROUS EXAMPLES OF IT BEING USED AS SIDING. THE MATERIAL IS WATERPROOF.

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Ms. Tolbert asked if the siding would be recessed into the transom area to give some dimension. Mr. Gielazyn said the existing trim would be replaced with 1-inch quarter-round wood trim and the paneling would be placed inside of that trim. Ms. Tolbert asked if the trim would be the same color as the paneling. Mr. Gielazyn confirmed the paneling and trim would be the same color. Ms. Tolbert asked if the paneling would be above the storefront windows and the doors. Mr. Gielazyn confirmed it would replace all the vinyl siding in the transom area of the storefront.

Ms. Tolbert reiterated that the wood material is an appropriate material and using it in this area is appropriate as well. Ms. Tolbert stated she would prefer to have the panel recessed within the quarter-round trim. Ms. Tolbert asked for any other comments from staff. Mr. Pietrzak stated that the submitted material is "oak espresso" engineered 3/8" hardwood flooring loc-to-fit that is 5 3/8" wide. If the Commission is proposing any modifications to the submitted material, he would need to know what those modifications are to document them in the COA. Mr. Kosovich asked if there is a simulated ridge or if it is a smooth material. Mr. Pietrzak stated it is a smooth material. Ms. Tolbert felt that, from a Design Guidelines standpoint, this is an acceptable request.

Ms. Tolbert requested a motion on the petition. Mr. Ehrhardt made a motion to approve petition HHPC 21-01B with the material stipulated and with the quarter-round being at least 1"x1" and a matching color. Ms. Isolampi seconded. Motion carried after a roll call vote 5-0.

**HHPC 21-03 A PETITIONER: FIRST UNITARIAN CHURCH OF HOBART**  
**REQUEST: CERTIFICATE OF APPROPRIATENESS**  
**PURPOSE: STEEPLE RENOVATION**  
**LOCATION: 497 MAIN STREET**

Mr. Karl Imboden of Imboden Construction (contractor) and Mr. Tracy Ferrell of First Unitarian Church (property owner) were in attendance to discuss the project. Mr. Imboden stated that they had removed the exterior siding to assess the underlying structure. A report was submitted to the Commission for review. He stated that 60% or more of the wood needs to be replaced. They are proposing to replace the wood with a synthetic product, Diamond Kote, that would emulate the wood. This product has a 30-year warranty. Mr. Ehrhardt asked if it was going to be lap siding. Mr. Imboden confirmed it is lap siding. Mr. Ehrhardt asked if the siding would be white. Mr. Imboden confirmed it would be white siding. Mr. Imboden stated they would install the siding as close to existing as they can. The trim will also be made of the same product. The only item that will need to be made is the louvers. He is proposing to use PVC for the louvers. Mr. Ehrhardt asked if it would be recreated to scale. Mr. Imboden confirmed he would recreate the louvers at a 1:1 scale. Ms. Tolbert asked if the trim around the louvers would be PVC or the Diamond Kote. Mr. Imboden confirmed that the Diamond Kote would be used on the trim around the louvers and the louvers themselves would be made of PVC. Ms. Tolbert asked if the siding and fascia trims would be the same in size as the existing steeple. Mr. Imboden stated he would replace them as close as he can. Ms. Tolbert asked if there is a concern in matching the existing or for further clarification on what "close" means. Mr. Imboden stated that, due to the age of the wood, there are variations in the size of the wood. They will take an average and replicate that. He found that the lap siding itself varied to extents of 3/4 of an inch. Mr. Ehrhardt asked for

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CLARIFICATION THAT THE NOMINAL SIZE OF THE BOARDS IS ABOUT 4 ½". MR. IMBODEN AGREED. MR. EHRHARDT ASKED IF THERE WAS A BELL IN THE TOWER. MR. FERRELL CONFIRMED. MS. TOLBERT NOTED THAT MR. PIETRZAK WAS ABLE TO INVESTIGATE THE STEEPLE AND ASKED FOR HIS COMMENTS. MR. PIETRZAK STATED THAT THE PICTURES FROM THE REPORT WERE TAKEN DURING THE INVESTIGATION. SOME OF THE ISSUES WITH THE SIDING INCLUDED HORIZONTAL SPLITTING, DETACHED PIECES AND CRUMBLING OR ROTTING WOOD. DESPITE THESE ISSUES, SOME ASPECTS OF THE STEEPLE WERE IN GOOD CONDITION. REGARDING THE LOUVERS, MOST OF THE TRIM WAS WARPED, BROKEN OR BULGING AND DID NOT APPEAR TO BE SALVAGEABLE. SOME LOUVERS WERE SITTING LOOSELY WITHIN THE STEEPLE. IT WAS NOT POSSIBLE TO SEE HOW THEY WERE INSTALLED OR MEANT TO BE HELD IN PLACE. SOME LOUVERS WERE BROKEN. OVERALL, THE REPORT PRESENTS THE BLEAKER ISSUES WITHIN THE STEEPLE, BUT THE STEEPLE DID APPEAR TO BE IN A STRUCTURALLY SOUND CONDITION GIVEN THE ISSUES WITH THE SIDING. MR. PIETRZAK FELT THE PROBLEMS WITH THE LOUVERS AND SIDING WERE SIGNIFICANT. MR. IMBODEN STATED THAT ONE OF HIS CONCERNS WAS THE DAMAGE TO THE SALVAGEABLE WOOD DURING THE REMOVAL PROCESS. HE IS WORRIED THEY WILL SPLIT AND BREAK AS THEY ARE REMOVED OR REINSTALLED. HE WOULD ALSO WANT TO INSTALL OSB UNDERNEATH THE SIDING AND WRAP IT TO PROTECT THE STEEPLE. RIGHT NOW, THERE IS NOTHING BEHIND THE SIDING. MR. EHRHARDT ASKED IF THERE IS ACCESS TO THE SIDING FROM WITHIN THE CHURCH. MR. FERRELL AND MR. IMBODEN CONFIRMED THERE WAS ACCESS FROM INSIDE THE CHURCH. MR. IMBODEN STATED HE HAD BEEN UP THERE AND HAD TO WORK AROUND THE BELL TO GET TO THE STEEPLE.

MS. TOLBERT SUMMARIZED THE DISCUSSION. SHE STATED THIS WOULD BE A RECLADDING OF THE TOWER. IT WOULD INCLUDE REMOVING THE EXISTING MATERIAL AND RECLADDING IT WITH A REPLACEMENT MATERIAL TO MIMIC WOOD, BUT WOULD NOT BE WOOD. THE REPLACEMENT MATERIAL WOULD BE INSTALLED TO MATCH AS CLOSE AS POSSIBLE TO THE ORIGINAL STEEPLE DESIGN. MR. PIETRZAK STATED THE SIDING AND TRIM WOULD BE DIAMOND KOTE RIGIDSTACK LAP SIDING. MR. IMBODEN STATED THE ENTIRE LOUVER SECTION WOULD BE RECREATED WITH PVC. MR. PIETRZAK ASKED IF THE LOUVER SECTION INCLUDED THE TRIM AND IF THE LOUVER TRIM WOULD BE RECREATED WITH PVC. MR. IMBODEN CONFIRMED THAT THE LOUVER TRIM WOULD ALSO BE PVC SO THAT HE COULD RECREATE THEM AS CLOSE TO 1:1 AS POSSIBLE. MS. TOLBERT ASKED IF THE SIDING, FACIA, SOFFIT AND CORNER BOARDS WOULD BE DIAMOND KOTE RIGIDSTACK. MR. IMBODEN CONFIRMED.

MS. TOLBERT STATED THAT THE QUESTION BEFORE THE COMMISSION IS WITH THE REPLACEMENT MATERIAL. PER THE DESIGN GUIDELINES REPAIR IS PREFERABLE TO REPLACEMENT. HOWEVER, IF REPAIR IS NOT POSSIBLE OR THE MATERIAL IS BEYOND REPAIR, THE QUESTION BECOMES THE SUITABILITY OF THE REPLACEMENT MATERIAL THAT IS RECOMMENDED. GENERALLY, IF YOU ARE REPLACING, IT IS RECOMMENDED YOU REPLACE WITH A SIMILAR MATERIAL. IN THIS CASE, THAT REPLACEMENT WOULD BE WOOD. IF THAT IS NOT POSSIBLE, THEN THE COMMISSION MUST ASSESS THE SUITABILITY OF THE NEW MATERIAL AND ITS ABILITY TO REPLICATE THE ORIGINAL DESIGN OF THE PROPERTY IN QUESTION. THE PROPOSAL BY THE FIRST UNITARIAN CHURCH IS REPLACEMENT OF THE ORIGINAL SIDING, DUE TO ITS CONDITION, WITH THE REPLACEMENT MATERIAL, WHICH IS RIGIDSTACK AND PVC.

MS. ISOLAMPI FELT THE REPLACEMENT MATERIAL LOOKED VERY SIMILAR TO A WOOD MATERIAL. MR. EHRHARDT MADE A MOTION TO APPROVE PETITION HHPC 21-03 A USING THE MATERIALS DISCUSSED DURING THIS MEETING WITH THE LAP SIDING WILL BE AS CLOSE TO THE ORIGINAL DIMENSIONS AS POSSIBLE, WITH A NOMINAL DIMENSION OF 4 ½ INCHES, AND THAT THE LOUVER VENTS BE RECREATED IN THE ORIGINAL DIMENSIONS AS CLOSE AS POSSIBLE AND IN THE ORIGINAL APPEARANCE WITH A WHITE PVC. MS. MCBRIDE SECONDED. MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

**NEW BUSINESS**

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**HHPC 22-05    PETITIONER: UMBRELLA THRIFT  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: WALL SIGNAGE  
LOCATION: 206 MAIN STREET, UNIT 1A**

Ms. JESSICA CONTRERAS (TENANT) WAS IN ATTENDANCE TO DISCUSS THE PROJECT. Ms. CONTRERAS STATED SHE WOULD LIKE TO MOVE THE SIGN ON HER OLD STORE TO HER NEW LOCATION, WHICH IS ON THE FIRST FLOOR OF THE KRULL TOWER. Ms. TOLBERT ASKED IF THERE WOULD BE ANY MODIFICATIONS TO THE SIGN. Ms. CONTRERAS STATED IF THE SIGN DOES NOT FIT PROPERLY, THEY WILL TRIM THE SIGN SO THAT IT DOES NOT COVER THE WINDOWS. Mr. EHRHARDT ASKED IF Ms. CONTRERAS KNEW THE DIMENSIONS FOR THE NEW SIGN AREA. Ms. CONTRERAS STATED THE SIGN AREA IS 27" AND THE SIGN IS 30", SO THEY WILL NEED TO TRIM THE SIGN DOWN TO 27". Mr. EHRHARDT ASKED IF THE SIGN WILL BE FRAMED. Ms. CONTRERAS STATED IT WILL HAVE THE SAME BLACK FRAME IT HAS TODAY. Mr. PIETRZAK STATED THE SIGN SHOULD BE TRIMMED TO HAVE 1 ½" REMOVED FROM ALL SIDES TO HAVE A CONSISTENT APPEARANCE. Mr. EHRHARDT SUGGESTED THE UMBRELLA LOGO BE PAINTED RED TO MATCH THE DOOR. Ms. ISOLAMPI AGREED. Mr. PIETRZAK STATED IT WOULD BE EASIER TO PAINT THE DOOR A DIFFERENT COLOR THAN TO MAKE A MODIFICATION TO THE SIGN LOGO AFTER FABRICATION. Ms. CONTRERAS STATED SHE ASKED ABOUT REPAINTING THE DOOR YELLOW AND HER LANDLORD WOULD NOT ALLOW IT.

Mr. PIETRZAK STATED THIS WAS A PREVIOUSLY APPROVED SIGN. THE SIGN WOULD FIT WITHIN THE NEW LOCATION IF TRIMMED AS DESCRIBED. IT IS BELOW THE HEIGHT AND MAXIMUM SIGN AREA REQUIREMENTS. THE MATERIALS ARE THE SAME AS THE PREVIOUSLY APPROVED SIGN.

Ms. TOLBERT STATED THIS IS THE RELOCATION OF AN EXISTING SIGN AND GETTING APPROVAL FOR THE NEW LOCATION. Mr. PIETRZAK ASKED THAT A MOTION INCLUDE EQUALLY TRIMMING ON ALL SIDES OF THE SIGN FRAME. Mr. KOSOVICH MADE A MOTION TO APPROVE PETITION HHPC 22-05 AS PRESENTED WITH THE ADDED DETAIL OF TRIMMING ALL FOUR SIDES TO MAINTAIN A BALANCED TRIM AND TO FIT WITHIN THE NEW SIGN LOCATION. Mr. EHRHARDT SECONDED. MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

**HHPC 22-04    PETITIONER: CITY OF HOBART  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: ENTRANCE REMODEL / REAR DECK & STAIRS  
LOCATION: 414 MAIN STREET**

CLERK-TREASURER DEBORAH LONGER (PROPERTY OWNER) AND Mr. KARL IMBODEN OF IMBODEN CONSTRUCTION (CONTRACTOR) WERE PRESENT TO DISCUSS THE PROJECT. Ms. LONGER STATED THERE ARE TWO PROJECTS THE CITY IS SEEKING TO UNDERTAKE WITH SOME AMERICAN RESCUE PLAN FUNDS THAT THE CITY RECEIVED. THE FIRST PROJECT IS MAKING THE FRONT OF CITY HALL ADA ACCESSIBLE WITH SLIDING, TOUCHLESS DOORS. THE SECOND PROJECT IS TO INSTALL A FIRE EXIT OR EMERGENCY EXIT OFF OF THE COUNCIL CHAMBERS INTO THE PARKING LOT. CURRENTLY THERE IS NOT ANOTHER EXIT FROM THE SECOND FLOOR OTHER THAN THE MAIN STAIRWELL. INTERNAL WORK WITHIN THE BUILDING WILL ALSO BE COMPLETED TO IMPROVE THE CIRCULATION OF THE BUILDING IN AN EMERGENCY.

Ms. TOLBERT ASKED THAT WE START WITH THE FRONT ENTRY AND THEN GO TO THE REAR DOOR. Mr. IMBODEN STATED THE FRONT ENTRY WILL STAY AN ALUMINUM STOREFRONT. IN ORDER TO FIT THE SLIDING DOORS, THE ENTRANCE TO CITY HALL MUST BE EXTENDED 4 FEET OUT TO GET ENOUGH HEIGHT FOR THE CLOSURES TO WORK. THE AWNING IS SLOPED UP SO THAT IT INCREASES IN HEIGHT THE FURTHER YOU GET FROM ENTRANCE TO THE BUILDING. AT 4 FEET,

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YOU HAVE ENOUGH HEIGHT FOR THE DOORS AND EQUIPMENT WHILE RETAINING 6 FEET FROM THE NEW DOOR TO THE STEPS, WHICH WILL ALLOW FOR WHEELCHAIR ACCESSIBILITY OUTSIDE THE BUILDING. THE ENTIRE ENTRANCE WOULD FIT UNDERNEATH THE AWNING. THE EXISTING DOORS WOULD BE REMOVED. MS. TOLBERT ASKED FOR CLARIFICATION THAT THERE WOULD NOT BE DOUBLE DOORS GOING INTO CITY HALL. MS. LONGER CONFIRMED THERE WILL NOT BE DOUBLE DOORS. MR. EHRHARDT ASKED IF THERE WOULD BE SIGNIFICANT HEAT LOSS IN THE WINTER AS A RESULT OF THE ENTRANCE EXPANSION AND LOSS OF DOORS. MR. IMBODEN STATED THEY WILL INSTALL CURTAINS. MS. LONGER STATED THEY WOULD BE SIMILAR TO THE ENTRANCE AT THE PCC BUILDING. MR. EHRHARDT FELT THIS WAS LONG OVERDUE. MS. LONGER STATED THAT THE CONCERN IS THAT CITY HALL HAS NOT BEEN ADA ACCESSIBLE FOR TOO LONG. THERE IS NOT ENOUGH ROOM AT ANY OTHER ENTRANCES FOR ADA ACCESSIBILITY. THIS ENTRANCE IS THE ONLY LOCATION TO MAKE THESE MODIFICATIONS. MS. TOLBERT ASKED IF THE STAIRS DOWN TO THE BASEMENT WOULD STILL BE ACCESSIBLE OR IF IT WOULD BE CLOSED OFF. MR. IMBODEN STATED THAT THEY WILL INSTALL A DOOR TO THE BASEMENT TO ADD SECURITY. MS. TOLBERT STATED IT WAS NOT AN AREA TO BE IMPROVED BUT THAT IT PROVIDES BETTER UNDERSTANDING FOR THE OVERALL PROJECT.

MS. TOLBERT SUMMARIZED THAT THIS PROJECT WILL BRING OUT THE ENTRY UNDER THE AWNING, INSTALLATION OF SLIDING DOORS TO ALLOW ADA ACCESS AND THAT THE PROFILE AND MASSING OR SCALE OF THE ENTRY WILL NOT CHANGE THE DIMENSIONS OR DEFINITION OF THE FRONT OF CITY HALL. MR. IMBODEN AND MS. LONGER AGREED WITH THE ASSESSMENT. MR. KOVOVICH ASKED FOR CLARIFICATION THAT THE AWNING WAS REMAINING UNCHANGED. MR. IMBODEN CONFIRMED THE AWNING WILL NOT BE ALTERED AS PART OF THIS PROJECT.

MS. TOLBERT ASKED FOR A SUMMARY OF THE REAR DECK AND STAIRS PROJECT. MR. IMBODEN STATED THAT THEY WOULD LIKE TO INSTALL STEEL DECK SYSTEM. IT WOULD HAVE STEEL JOISTS INSTEAD OF WOOD JOISTS. THE DOOR COMING OUT OF THE CHAMBER WOULD BE A STOREFRONT DOOR WITH ALUMINUM FRAMING TO MATCH THE EXISTING DOORS. A DIVISION WILL NEED TO BE MADE IN THE HEATERS AND THEIR GOAL WAS TO USE THE BACK OF THE CHAMBERS. YOU WOULD ENTER ONTO THE DECK AND THEN YOU WOULD WALK DOWN TO AN EXISTING CONCRETE PAD AT GROUND LEVEL. THE DECK WILL HAVE A RAILING SYSTEM AND THE CITY WILL WANT TO BE ABLE TO BLOCK PEOPLE FROM COMING UP THE STAIRS. THERE WOULD BE A GATE AT THE BASE OF THE STAIRS. MR. EHRHARDT ASKED IF IT WOULD BE POSSIBLE FOR CHILDREN TO CLIMB THE GATE AND SCALE THE DECK. MR. IMBODEN STATED THERE WAS NOTHING THEY COULD DO TO PREDICT OR PREVENT THAT. MS. TOLBERT ASKED IF IT WOULD JUST BE A GATE AT THE STAIR BASE. MR. IMBODEN CONFIRMED. MS. TOLBERT ASKED WHAT COLOR THE RAILINGS WOULD BE. MR. IMBODEN STATED THE DECK AND RAILINGS WOULD BE BLACK. MS. TOLBERT ASKED IF THERE WOULD BE RAILINGS AT THE END OF THE GATE ON THE PAD. MR. IMBODEN STATED THAT THERE WOULD BE RAILINGS COMING DOWN THE STAIRS TO THE CONCRETE PAD AND THEN A GATE. MS. TOLBERT ASKED IF A NEW DOORWAY WOULD FIT WITHIN THE EXISTING GLASS PANE. MR. IMBODEN STATED AN EXISTING WINDOW PANE WOULD HAVE TO BE SEGMENTED TO FIT A DOOR. MS. TOLBERT STATED THE DOOR NEEDED TO BE SYMMETRICAL TO FIT THE MID-CENTURY MODERN STYLE OF ARCHITECTURE. A LOT OF THE DESIGN IS GEOMETRIC SHAPES. HAVING THE DOORWAY FIT WITHIN THE AREA OF THE WINDOWS IS IMPORTANT. MR. PIETRZAK ASKED MS. TOLBERT IF HER PREFERENCE WAS FOR THE DOOR TO BE CENTERED WITHIN AN EXISTING WINDOW PANEL WITH TWO NARROWER PIECES OF GLASS ON EACH SIDE. MS. TOLBERT CONFIRMED THAT WAS HER PREFERENCE. MR. PIETRZAK STATED THE ONLY OTHER MATERIAL TO BE ADDRESSED IS A WOOD-LIKE COMPOSITE MATERIAL FOR THE DECKING. THE PRODUCT IS TIMBERTECH WITH A DARK HICKORY COLOR TO MATCH THE BROWNS ON THE BUILDING AND A SOLID FINISH SO THAT IT DID NOT LOOK LIKE WOOD GRAIN. MS. TOLBERT ASKED IF THIS WOULD BE ON TOP OF THE LANDING AND THE STAIRS. MR. IMBODEN CONFIRMED THE DECK AND STAIRS WOULD BE TIMBERTECH. MS. TOLBERT ASKED IF THE DARK HICKORY WAS THE DARKEST COLOR AVAILABLE. MR. PIETRZAK STATED THAT APPEARED TO BE THE DARKEST SHOWN ON THEIR CATALOG. MS. TOLBERT ASKED WHAT MATERIAL THE RAILINGS WOULD BE. MR. IMBODEN STATED THEY WOULD BE ALUMINUM. MR. KOVOVICH ASKED IF THE CONCRETE PAD WOULD HAVE A FENCE AROUND IT AS WELL. MR. IMBODEN STATED THE GATE WOULD BE THE ONLY ENCLOSING STRUCTURE. MS. TOLBERT



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STATED THAT THEY WOULD WANT TO SEE THE NEW DOOR SITUATED WITHIN THE EXISTING DEFINED WINDOW AREA THAT IT IS REPLACING. MR. EHRHARDT ASKED IF THE GATE WOULD BE LOCKED. MS. LONGER STATED IT WILL HAVE A CRASH BAR SO THAT YOU CAN ONLY ACCESS IT TO EXIT. MR. EHRHARDT ASKED HOW TALL THE GATE WAS. MS. LONGER STATED IT WOULD BE 4 FEET TALL. MS. LONGER STATED THAT IF SOMEONE WANTS TO GET OVER THE GATE, THEY WILL FIND A WAY. HOWEVER, WE HAVE CAMERAS AND POLICE AND IT IS AN ENFORCEMENT ISSUE. SHE STATED THAT THE SAFETY OF THE EMPLOYEES IS MORE IMPORTANT THAN WORRYING ABOUT CHILDREN CLIMBING THE GATE TO GET ACCESS TO THE DECK. MS. TOLBERT STATED THAT MR. EHRHARDT'S CONCERNS ARE NOTED, BUT THAT THE SECURITY OF THE DECK IS A LARGER CONVERSATION AND NOT WITHIN THE PURVIEW OF THIS BOARD.

MR. EHRHARDT MADE A MOTION TO APPROVE PETITION HHPC 22-04 AS PRESENTED AND DISCUSSED. MS. ISOLAMPI SECONDED. MR. KOSOVICH NOTED THAT A SPECIFIC RAILING STYLE WAS NOT CLARIFIED. MR. IMBODEN STATED THAT THE RAILING SYSTEM WAS GOING TO BE A VERTICABLE RAILING. THE RAILING CABLES BLEND IN SO THAT IT DOESN'T TAKE AWAY FROM THE BUILDING ITSELF. THE TOP AND BOTTOM OF THE RAILING WOULD BE 2" X 2". THE GATE SYSTEM WOULD MATCH THE RAILINGS. THE TOP AND BOTTOM ARE THICK ALUMINUM SQUARES WITH VERTICAL CABLES AND INTERMITTENT MINOR POSTS. MS. TOLBERT ASKED IF MR. KOSOVICH APPROVED OF THE PROPOSED SYSTEM. MR. KOSOVICH CONFIRMED THAT THE STYLE FIT WELL WITH THE BUILDING'S ARCHITECTURE. MR. PIETRZAK NOTED THAT THERE WOULD BE PROTRUSIONS ABOVE THE TOP RAILING SIMILAR TO A FENCE. MS. TOLBERT ASKED THAT THE SPEC SHEET FOR THE RAILING WOULD BE ADDED TO THE FILE. MS. TOLBERT ASKED IF MR. EHRHARDT WOULD AMEND HIS MOTION TO INCLUDE THE RAILING STYLE. MR. EHRHARDT AMENDED HIS MOTION TO INCLUDE THE VERTICABLE RAILING SYSTEM DESCRIBED. MS. ISOLAMPI SECONDED. MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

**STAFF / PUBLIC COMMENT**

MR. PIETRZAK STATED HE RECEIVED A REQUEST FROM LISTING LEADERS AT 413 MAIN STREET TO INSTALL TINTING ON THE WINDOWS. HE ASKED IF THE COMMISSION NEEDED TO PROVIDE A COA FOR SUCH A CHANGE. MS. TOLBERT STATED THAT AS LONG AS THE REQUEST DOES NOT RESULT IN OPAQUE WINDOWS, IT IS NOT SOMETHING THE COMMISSION NEEDS TO REVIEW. MR. PIETRZAK STATED HE WOULD INFORM LISTING LEADERS OF THAT DETERMINATION.

MS. TOLBERT ADJOURNED THE MEETING. *MEETING ADJOURNED*

**NEXT MEETING: JUNE 21, 2022**

MINUTES APPROVED ON 6/24/22

CHAIRMAN *Jeff Zoller*

ATTEST *Rita McBride*