

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
JUNE 20, 2023**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:35PM.

**MEMBERS IN ATTENDANCE:** TIFFANY TOLBERT, PAULA ISOLAMPI, RITA MCBRIDE, TOM EHRHARDT, PETE MORIKIS, CHRIS KOSOVICH

**STAFF:** HOBART PLANNING STAFF; BLAKE SWIHART (INDIANA LANDMARKS STAFF)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – A QUORUM WAS IN ATTENDANCE.

**APPROVAL OF MINUTES – MARCH 21, 2023 AND FEBRUARY 21, 2023**

MS. TOLBERT REQUESTED THAT THE MINUTES BE REVIEWED.

MR. EHRHARDT MADE A MOTION TO APPROVE THE MARCH AND FEBRUARY MINUTES WITH CORRECTIONS AS SUBMITTED FOR FEBRUARY 21, 2023. MS. ISOLAMPI SECONDED. MOTION CARRIED AFTER A VOICE VOTE

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

MS TOLBERT REQUESTED THAT DESIGN GUIDELINES REVIEW BE DISCUSSED AFTER THE APPLICATIONS.

**NEW BUSINESS**

**HHPC 23-05**

**PETITIONER:** LANDMARK SIGN

**REQUEST:** CERTIFICATE OF APPROPRIATENESS

**PURPOSE:** NEW EXTERIOR SIGNAGE

**LOCATION:** 238 MAIN ST.

MS. TOLBERT SUMMARIZED APPLICATION.

LANDMARK SIGN (APPLICANT) REVIEWED THE PROPOSED NEW SIGNAGE. NEW SIGNAGE MATCHES OLD SIGNAGE IN SIZE AND SHAPE. APPLICANT EXPLAINED FAÇADE BEHIND SIGNAGE WOULD BE FIXED PRIOR TO NEW SIGN INSTALLATION.

MR. SWIHART SUMMARIZED STAFF REPORT.

MS. TOLBERT ASKED FOR ADDITIONAL QUESTIONS. NONE OFFERED.

MS. TOLBERT REQUESTED A MOTION ON 23-05 – INSTALLATION OF NEW EXTERIOR SIGNAGE, AS SUBMITTED.

MR. EHRHARDT MOVED TO APPROVE 23-05 AS SUBMITTED. MS. ISOLAMPI SECONDED. MOTION CARRIED VIA VOICE VOTE.

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OLD BUSINESS

HHPC 23-04

PETITIONER:

REQUEST: CERTIFICATE OF APPROPRIATENESS

PURPOSE: EXTERIOR REHABILITATION

LOCATION: 235 MAIN STREET

APPLICANT'S LEGAL REPRESENTATIVE PRESENTED UPDATED APPLICATION TO COMMISSION.

NEW CONTRACTOR, JEFF BRANDT, TO DISCUSS EXTERIOR REHAB.

REPRESENTATIVE PROVIDED OVERVIEW FOR EXTERIOR REHAB TO COMMISSIONERS.

CITY BUILDING REPRESENTATIVE [DID NOT STATE NAME] EXPLAINED THAT NEW CONTRACTOR WOULD NEED TO GO TO BOARD OF WORKS FOR APPROVAL AND PERMIT. REVIEWED EXTERIOR AND INTERIOR WORK THAT WAS REQUIRED BY CITY.

MS. TOLBERT REITERATED THAT HPC APPROVAL WAS FOR ARCHITECTURAL MERITS ONLY, NOT RELATED TO STRUCTURAL ISSUES NOTED BY BOARD OF WORKS OR OTHER MUNICIPAL OFFICES.

MS. TOLBERT CONFIRMED THAT ALL WOOD SIDING AND PANELING WOULD BE REPAIRED AND REPLACED.

CONTRACTOR CONFIRMED THAT NEW FASCIA, GUTTERS, SOFFITS WOULD BE PLACED. HE EXHIBITED SAMPLES OF SIDING AND COLOR WOULD BE SAME AS IT IS PRESENTLY.

MS. TOLBERT DISCUSSED THE HPC'S DESIRE TO RETAIN ANY ORIGINAL BRICKWORK ON BUILDING, IF POSSIBLE.

CONTRACTOR CONFIRMED A NEW WOOD LANDING WOULD BE PLACED ON SOUTH SIDE OF BUILDING.

MS. TOLBERT REVIEWED APPLICATION WITH CONTRACTOR.

APPLICANT CONFIRMED THAT FAÇADE WOULD BE PAINTED ONCE REPAIRED. NEW ENTRY DOORS WOULD BE REPLACED WITH SIMILAR DOOR STYLE. APPLICANT WAS REQUESTED TO CONFIRM NEW DOOR STYLE WITH STAFF WHEN DECISION WAS MADE ON EXACT COLOR AND STYLE.

MS. TOLBERT ASKED FOR ADDITIONAL QUESTIONS FROM COMMISSIONERS.

MR. KOSOVICH ASKED ABOUT WOOD SIDING REPLACEMENT. COMMISSIONERS DISCUSSED AND REAFFIRMED DESIRE TO SAVE AND SHOWCASE BRICK FAÇADE IF POSSIBLE.

APPLICANT REPRESENTATIVE WAS NOT SURE IF OWNER WANTED TO EXHIBIT BRICK FAÇADE THROUGHOUT BUT WOULD ASK OWNER.

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MS. TOLBERT DISCUSSED THAT COSMETIC ISSUES COME SECOND TO BOARD OF WORKS AND PREVIOUSLY IDENTIFIED SAFETY ISSUES. REAFFIRMED THAT DESIRE WAS TO SAVE BUILDING FROM DEMOLITION.

MS TOLBERT REQUESTED THAT APPLICANT BRING BACK ORIGINAL FAÇADE IF POSSIBLE AND NOT TO RUSH TO COMPLETE EXTERIOR REHAB. MR. KOSOVICH AFFIRMED THIS SENTIMENT.

MR. SWIHART PRESENTED STAFF REPORT.

MS. TOLBERT REMINDED APPLICANT THAT COA WAS VALID FOR ONE YEAR AND BOARD OF WORKS STIPULATIONS SUPERCEDES THE HPC DECISION. ALL WORK CONTIGENT ON B.O.W. AND ZONING REQUIREMENTS BEING MET.

MS. TOLBERT CALLED FOR A MOTION ON 23-04.

MR. KOSOVICH MADE A MOTION TO APPROVE 23-04, AS PRESENTED, PENDING APPROVAL OF ALL OTHER MUNICIPAL BOARDS. MS. TOLBERT AMENDED MOTION TO INCLUDE ADDITION OF REPLACEMENT OF FRONT ENTRY DOORS IN REPLICABLE STYLE TO BE REVIEWED AND APPROVED BY STAFF.

MS. ISOLAMPI SECONDED.

MOTION CARRIED VIA VOICE VOTE.

A BRIEF DISCUSSION ENSUED TO CLARIFY NEXT STEPS FOR APPLICANT WITH CITY.

MS. TOLBERT ASKED IF HPC HAD ANY FURTHER DISCUSSION; NONE OFFERED.

**HISTORIC DISTRICT DESIGN GUIDELINE REVIEW**

MR. SWIHART PROPOSED CHANGES TO CURRENT DISTRICT GUIDELINES TO REFLECT WINDOW SIGNAGE. NEW WORDING STATES THAT WINDOW SIGNAGE SHALL NOT BE MORE THAN 25% OF TOTAL WINDOW AREA PER INDIVIDUAL WINDOW.

MR SWIHART DISCUSSED THE NEW MODEL GUIDELINES PRODUCED BY INDIANA LANDMARKS. HE NOTED THAT THE CURRENT DISTRICT GUIDELINES ARE NOT WHOLLY OUTDATED BUT HAVE NOT BEEN UPDATED SINCE 2018. THE NEW MODEL GUIDELINES ARE USER FRIENDLY AND LINK DIRECTLY TO THE MOST UPDATED PRESERVATION INFORMATION AVAILABLE.

MR SWIHART CONFIRMED THAT MODEL GUIDELINES WOULD BE DISTRIBUTED.

MR SWIHART PROPOSED CHANGES TO LAKE GEORGE HISTORIC DISTRICT TO INCLUDE CHANGES TO PAGES 13, 14 AND 15 THAT WOULD UPDATE CURRENT LANGUAGE TO READ: "WINDOW SIGNAGE WILL NOT BE MORE THAN 25% OF THE GLASS AREA PER INDIVIDUAL WINDOW."

MS TOLBERT CALLED FOR A MOTION TO UPDATE GUIDELINES REGARDING WINDOW SIGNAGE, AS DISCUSSED.

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MR KOSOVICH MADE A MOTION TO APPROVE UPDATED WINDOW LANGUAGE, AS PROPOSED.

MS. ISOLAMPI SECONDED.

NO FURTHER DISCUSSION.

MOTION APPROVED VIA VOICE VOTE.

**STAFF/PUBLIC COMMENTS:**

MR SWIHART DISCUSSED OUTSTANDING CLG REPORT AND NEED FOR OUTSTANDING DOCUMENTS FROM A FEW COMMISSIONERS.

MS ISOLAMPI MADE A MOTION TO ADJOURN. MS. TOLBERT SECONDED. MOTION APPROVED.

MEETING ADJOURNED AT 6:26 PM.

**NEXT MEETING: AUGUST 15, 2023**

MINUTES APPROVED ON

7/18/2023

CHAIRMAN

J. Zoller

ATTEST

Jan E. Chandra