

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
JUNE 21, 2022**

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

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

STAFF: ROSS PIETRZAK (ZONING); BLAKE SWIHART (INDIANA LANDMARKS STAFF)

PLEDGE OF ALLEGIANCE

ROLL CALL – PETE MORIKIS WAS ABSENT. A QUORUM WAS IN ATTENDANCE.

APPROVAL OF MINUTES – MAY 17, 2022

MS. TOLBERT REQUESTED THAT THE MINUTES BE REVIEWED.

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR MAY. MR. EARHARDT SECONDED. MOTION CARRIED AFTER A VOICE VOTE

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

NO CHANGES TO THE AGENDA WERE PROPOSED.

OLD BUSINESS - NONE

NEW BUSINESS

HHPC 22-06

PETITIONER: DOLORES MAIER (TENANT)

REQUEST: CERTIFICATE OF APPROPRIATENESS

PURPOSE: WALL SIGNAGE

LOCATION: 210 MAIN STREET

MS. MAIER WAS PRESENT. PETITIONER REQUESTED NEW SIGNAGE TO BE INSTALLED ON THE FRONT FAÇADE OF HER BUSINESS LOCATED AT 210 MAIN STREET.

MS. TOLBERT ASKED FOR QUESTIONS FROM THE COMMISSION.

MR. PIETRZAK ASKED THAT TEMPORARY SIGNAGE BE EXPLAINED.

MS. MAIER EXPLAINED WHERE THE TEMPORARY SIGNAGE WOULD BE LOCATED. MS. TOLBERT CONFIRMED THAT WHAT WAS BEING SHOWN ON THE SCREEN TO THE BOARD WAS THE TEMPORARY SIGN. MS. TOLBERT ASKED HOW LONG TEMPORARY SIGN WOULD BE UP.

MS. MAIER REPLIED THAT SHE EXPECTED SIGN TO BE AT LEAST 30 DAYS.

MS. TOLBERT ASKED ABOUT CURRENT SIGNAGE IN PLACE AND IF THAT SIGNAGE WOULD BE CALCULATED

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INTO THE TOTAL ALLOWED BY THE CITY. MR. PIETRZAK CONFIRMED CURRENT SIGNAGE WOULD BE PART OF TOTAL. MS. MAIER STATED THAT THE CURRENT WINDOW SIGNAGE CAN BE REMOVED IF NECESSARY.

MS. TOLBERT AGREED THAT DECAL SIGNAGE CAN BE STAFF APPROVED. MS. TOLBERT CONFIRMED THAT WINDOW DECALS WOULD BE ADDED TO TOTAL ALLOWABLE SIGNAGE AREA AND WOULD BE ADDED TO BOTH THE SIGN APPLICATION AND ANY PROPOSED MOTION.

MR. EARHARDT ASKED ABOUT THE SIGN MATERIAL.

MIKE MORETH (FROM SIMPCO SIGNS) NOTED THAT SIGN WOULD BE AN ALUMINUM COMPOSITE. MS. TOLBERT ASKED ABOUT THE FINISH AND MR. MORETH NOTED IT WOULD BE BRUSHED METAL.

TOLBERT REQUESTED STAFF REPORT. BLAKE SWIHART SUMMARIZED THE STAFF REPORT.

TOLBERT ASKED FOR MORE QUESTIONS. ROSS ASKED IF THE COLORS WERE REPRESENTATIVE OF THE COLORS THAT WOULD BE USED ON THE BUILDING.

TOLBERT ASKED FOR ADDITIONAL QUESTIONS OR A MOTION TO APPROVE COA APPLICATION.

MR. KOSOVIC MADE MOTION TO APPROVE HHPC 22-06 INCLUDING THE WINDOW SIGNAGE AND THE TEMPORARY BANNER. MS. MCBRIDE SECONDED.

MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

SIGN GRANT AVAILABLE FROM THE REDEVELOPMENT COMMISSION. APPLICANT ENCOURAGED TO CONNECT WITH ROSS/CITY PRIOR TO INSTALLATION OF SIGN.

HHPC 22-07

PETITIONER: THOMAS FORBES

REQUEST: CERTIFICATE OF APPROPRIATENESS

PURPOSE: Façade Renovations, Wall Signage, Patio (Rear)

LOCATION: 200 MAIN STREET

MR. FORBES, OWNER AND APPLICANT, WAS IN ATTENDANCE TO PRESENT THE PROPOSED WORK. MR. FORBES STATED TO REHAB FRONT AND REAR OF BUILDING. UPPER PORTION OF THE FAÇADE IS PROPOSED TO BE ARCHITECTURAL WOOD PANELING WITH NEW MOULDING AND TRIM AROUND FRONT FAÇADE. REPLACE WINDOWS AND DOORS ON FRONT FAÇADE. NEW LIGHTING TO BE INSTALLED (GOOSENECK STYLE AND SMALL SCONCES). NEW SIGNAGE FROM SIMPCO SIGNAGE TO BE INSTALLED, AS WELL.

ARCHITECT FOR THE PROJECT WAS PRESENT: TED ROHN OF ROHN ASSOCIATES ARCHITECTS

MR. PIETRZAK CONFIRMED THAT APPLICANT WOULD PROCEED WITH THE OPTION 2 SIGNAGE, AS PRESENTED IN THE COA APPLICATION, IN ORDER TO COMPLY WITH THE DISTRICT GUIDELINES.

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MS. TOLBERT ASKED IF BOARD WOULD LIKE TO REVIEW ENTIRE APPLICATION – FRONT FAÇADE AND REAR – OR ONE AT A TIME. MR. PIETRZAK NOTED THAT DUE TO THE SCOPE OF THE PROJECT IT WAS BEST TO REVIEW ONE AT A TIME. MS. TOLBERT AGREED.

MS. TOLBERT ASKED IF THE BOARD HAD ANY QUESTIONS OR CONCERNS TO ASK TO APPLICANT. NO QUESTIONS WERE RAISED.

MS. TOLBERT PROVIDED HISTORICAL CONTEXT OF PRIOR BUILDING USE. CONFIRMED THAT THIS APPLICATION WOULD BE A NEW FAÇADE RENOVATION.

MS. TOLBERT ASKED ABOUT MOULDING MATERIAL. ARCHITECT NOTED THE MATERIAL WAS A FIBER CEMENT MATERIAL. MATERIAL IS A SMOOTH PANEL BUT WILL HAVE A WOOD LOOK. ARCHITECT NOTED THAT THE PANELS ARE 18" WIDE BUT WHEN INSTALLED WILL LOOK LIKE ONE FIELD/PANEL.

MS. TOLBERT ASKED ABOUT PARAPET MATERIAL. ARCHITECT NOTED THAT IT IS METAL.

MS. TOLBERT ASKED IF SIGN WAS BACK-LIT OR INTERNALLY ILLUMINATED. SIMPCO SIGN REPRESENTATIVE (MR. MORETH) NOTED THAT HALO-LIT WOULD BE A MORE APPROPRIATE TERM; IT IS NOT INTERNALLY ILLUMINATED.

MS. TOLBERT ASKED IF GOOSENECK LIGHTING ILLUMINATED ANY FEATURE. MR. ROHN NOTED THAT GOOSENECK LIGHTS WERE MEANT TO BE ACCENT LIGHTING AND PROVIDE ADDITIONAL LIGHTING TO SIDEWALK IN ADDTION TO THE PROPOSED SCONCES.

MS. TOLBERT ASKED IF THE BOARD HAD ANY ADDITIOINAL QUESTIONS. MR. KOSOVIC ASKED IF CURRENT BI-FOLD WINDOWS WERE SOLID PANES OF GLASS. MR. FORBES CONFIRMED THAT ONE SIDE WAS A SOLID PANE BUT THE OTHER SIDE HAD BEEN REMOVED BY THE PREVIOUS TENANT/OWNER. MR. PIETRZAK ASKED IF SIZE OF WINDOW OPENINGS WERE GOING TO BE RETAINED. APPLICANT CONFIRMED THE SIZE WOULD REMAIN THE SAME.

MS. TOLBERT ASKED THAT APPLICANT REVIEW PROPOSED WORK ON REAR FAÇADE.

APPLICANT REVIEWED PROPOSED WORK ON REAR FAÇADE: REMOVE AND REPLACE CONCRETE PATIO WITH PROPER GRADE – NOTED CONCRETRE WOULD BE COLORED AND TEXTURED, PER APPLICATION; REPLACE EXISTING LIGHTING ON REAR WITH SAME STYLE SCONCES USED ON FRONT FAÇADE; INSTALLATION OF NEW FENCING; INSTALLATION OF CYPRESS EVERGREENS AT REAR OF PATIO; INSTALLATION OF 4' PARKING BALLARDS OF REAR PARKING LOT; REMOVE EXISTING LANDSCAPING AND ADDITIOIN OF LARGE FLOWER POTS; ADDITION OF STRING LIGHTING TO BE HELD BY 9' POLES; POSSIBLE ADDTION OF SPEAKERS NOTED BUT NOT PART OF APPLICATION.

MS. TOLBERT ASKED BOARD FOR QUESTIONS. NO QUESTIONS FROM THE BOARD.

MS. TOLBERT ASKED IF THE SIDE FAÇADE WINDOW AWNINGS WOULD BE REMOVED. APPLICANT CONFIRMED AWNINGS WILL BE REMOVED. BRICK WILL BE REPAIRED AND TUCKPOINTED ACROSS ENTIRE STRUCTURE. MR. FORBES NOTED THAT THE GLASS BLOCK WINDOWS WILL BE REPLACED

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WITH SINGLE-PANE WINDOWS IN THE SAME SIZE. MS. TOLBERT NOTED THAT THE REMOVAL OF THE AWNINGS, BRICK REPAIR, AND REMOVAL/REPLACEMENT GLASSBLOCK WINDOWS NEED TO BE ADDED TO THE APPLICATION. MR. FORBES NOTED THAT THE NEW WINDOWS WOULD BE SAME COLOR/STYLE AS THE PROPOSED WINDOWS.

ROSS ASKED ABOUT THE SIDE DOOR. MR. FORBES NOTED THAT DOOR WILL BE REPLACED WITH SOLID DOOR ACCESSED FROM INSIDE. DOOR WILL NOT BE AN ENTRANCE TO BUILDING, ONLY EXIT.

MR. KOSOVIC ASKED IF EXISTING LIMESTONE SILLS FOR SIDE WINDOWS REMAIN. MR. FORBES CONFIRMED THE SILLS WOULD REMAIN.

MS. TOLBERT ASKED FOR ANY ADDITIONAL QUESTIONS. HEARING NONE, MS. TOLBERT ASKED FOR THE STAFF REPORT. MR. SWIHART SUMMARIZED THE REPORT. MR. SWIHART ASKED IF THE FRONT DOOR OPENING WOULD REMAIN THE SAME SIZE; MR FORBES CONFIRMED IT WOULD BE THE SAME SIZE. MR. SWIHART NOTED THAT GOOSENECK LIGHTING ON FRONT FAÇADE DID NOT MEET GUIDELINES, AS LIGHTING SHOULD BE OVER A SIGN. MS. TOLBERT NOTED THAT THE BOARD COULD OFFER FLEXIBILITY FOR THE LIGHTING.

MS. TOLBERT ASKED HOBART REDEVELOPMENT COMMISSION REPRESENTATIVE IF THEY HAD QUESTIONS. NO QUESTIONS FROM REDEVELOPMENT COMMISSION.

MR. PIETRZAK NOTED THAT SUBMISSION OVERALL COMPLIES WITH GUIDELINES. NOTED THAT CONCRETE PATIO WOULD NECESSITATE THAT THE BACK DOOR BE RAISED 8" TO ALLOW FOR PROPER DRAINAGE AND LIMIT WATER DAMAGE. MR. PIETRZAK NOTED THAT BOARD SHOULD ADD THE CHANGE TO APPLICATION.

MS. TOLBERT REQUESTED MOTION TO APPROVE APPLICATION AS SUBMITTED WITH OPTION 2 FOR THE SIGNAGE AND THE ADDITION OF THE AWNING REMOVAL, FAÇADE REPAIR, GLASSBLOCK WINDOW REMOVAL AND REPLACEMENT, WESTSIDE DOOR REPLACEMENT, REAR DOOR ELEVATED BY 8" TO ALLOW FOR PROPER GRADING ON PATIO, AND LIMESTONE SILLS WILL REMAIN.

MR. EHRHARDT MADE A MOTION TO APPROVE HHPH 22-07. MS. MCBRIDE SECONDED. MOTION CARRIED AFTER A ROLL CALL VOTE 5-0.

STAFF / PUBLIC COMMENT

MS. TOLBERT INTRODUCED INDIANA LANDMARKS REPRESENTATIVE BLAKE SWIHART.

MR. PIETRZAK NOTED THAT HPC 21-03A DECISION TO RECREATE LOUVERS WITH WOOD FROM PVC IS A POSSIBILITY. THIS WOULD BE A MODIFICATION FROM THE COA BUT WOOD WOULD BE MORE IN LINE WITH GUIDELINES.

MR. PIETRZAK DISCUSSED THAT HPC 21-04 CITY HALL PLANS SENT TO STATE. HALLWAY DISCOVERED UNDER SIDEWALK. NOT STRUCTURALLY SOUND TO HOLD PROPOSED PATIO. MR. PIETRZAK PROPOSED SWAPPING SIDE WHERE PATIO WOULD BE PLACED. NOTED THAT THIS CHANGE WOULD HAVE TO BE

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RESUBMITTED TO STATE FOR CONSIDERATION. BOARD DISCUSSED WHERE TO PLACE DOOR TO PATIO. MS. TOLBERT CONFIRMED THAT GRID SYSTEM/PATTERN BE MAINTAINED. MR. PIETRZAK CONFIRMED.

MS. TOLBERT ASKED ABOUT LYRAS(?) LANE SIGNAGE THAT OBSCURES WINDOW. OWNER CONTACTED SIGN CONTRACTOR TO REMOVE EXISTING SIGNAGE.

MR. SWIHART DISCUSSED THE NEW GUIDELINES DEVELOPED BY INDIANA LANDMARKS. MR. SWIHART NOTED THAT HE WOULD SHARE GUIDELINES WITH BOARD FOR THEIR CONSIDERATION.

MS. TOLBERT NOTED THAT INDIANA LANDMARKS CONFERENCE WOULD BE HELD IN LATE SEPTEMBER. MS. TOLBERT ENCOURAGED COMMISSION MEMBERS TO ATTEND "CAMP" TRAINING FOR CLG CERTIFICATION.

MS. ISOLAMPI MADE MOTION TO ADJOURN. MR. EARHARDT SECONDED. MOTION APPROVED.

MEETING ADJOURNED AT 6:25PM.

NEXT MEETING: JULY 19, 2022

MINUTES APPROVED ON 10/11/22
CHAIRMAN [Signature] ATTEST [Signature]

