

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
JANUARY 19, 2021**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:29PM.

MEMBERS IN ATTENDANCE: TIFFANY TOLBERT, PAULA ISOLAMPI, CHRIS KOVOVICH, RITA McBRIDE, TOM EHRHARDT, PETE MORIKIS

STAFF: ROSS PIETRZAK (ZONING), BRAD MILLER (IL)

PLEDGE OF ALLEGIANCE

ROLL CALL – ALL PRESENT

APPROVAL OF MINUTES – DECEMBER 15, 2020, 2020

MR. EHRHARDT MADE A MOTION TO APPROVE THE MINUTES FOR SEPTEMBER DECEMBER 15, 2020. MS. ISOLAMPI SECONDED; MOTIONED CARRIED.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

MR. PIETRZAK ASKED THAT THE AGENDA BE AMENDED TO PROPERLY IDENTIFY THE ADDRESS OF THE PETITION. HE EXPLAINED THERE ARE TWO COMMERCIAL BUILDINGS ON THE LOT, 347 MAIN STREET IS THE CORNER BUILDING AND 345 MAIN STREET IS THE INTERIOR BUILDING. MS. TOLBERT RESTATED THE AGENDA WOULD BE AMENDED TO SHOW THE PETITION IS FOR 345 MAIN STREET AND NOT 347 MAIN STREET.

MS. TOLBERT CALLED FOR A MOTION. MS. ISOLAMPI MADE A MOTION TO APPROVE THE AGENDA THE AMENDMENT AS STATED. MR. MORIKIS SECONDED; MOTION CARRIED.

NEW BUSINESS

**HHPC 21-01 PETITIONER: TOMAS GIELAZYN, OWNER
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: FAÇADE RENOVATION
LOCATION: 345 MAIN STREET**

[MR. KOVOVICH ENTERED THE MEETING]

MR. KERRY WILSON WAS IN ATTENDANCE TO DISCUSS THE PROPERTY AS GENERAL CONTRACTOR. MS. TOLBERT ASKED IF THE REQUEST WAS TO REPLACE THE FAÇADE MATERIAL AND REPLACE THE WINDOWS. MR. WILSON CLARIFIED THAT IT WAS JUST FOR THE FAÇADE MATERIAL BECAUSE REPLACEMENT OF THE WINDOWS HAD ALREADY BEEN APPROVED. MR. PIETRZAK SAID THE WINDOW REPLACEMENT WAS IN-KIND AND THEY RECEIVED A BUILDING PERMIT. MS. TOLBERT ASKED IF THERE WAS ANYTHING BEHIND THE CURRENT FAÇADE. MR. WILSON SAID IT WAS JUST PLYWOOD. MS. TOLBERT ASKED IF THE LIMESTONE CAP WAS ALREADY ON THE BUILDING. MR. WILSON SAID IT WOULD BE ADDED AT THE CAP ALONG THE ROOF AND UNDER THE WINDOWS. MS. TOLBERT ASKED IF THERE WERE QUESTIONS FORM THE COMMISSION.

MS. TOLBERT STATED THAT THE DESIGN IS APPROPRIATE FOR THE STREETScape AND FOR WHAT USED TO BE AT THE ADDRESS. MS. TOLBERT ASKED MR. WILSON WHEN HE WAS PLANNING TO START THE WORK. MR. WILSON SAID HE WAS NOT AWARE OF THE FAÇADE GRANT PROCESS AND THAT IS NOW DRIVING THE TIMELINE.

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MR. PIETRZAK SAID MR. WILSON IS PURSUING A FAÇADE GRANT AND THE NEXT REDEVELOPMENT COMMISSION MEETING IS NOT UNTIL FEBRUARY 19, WHICH MEANS WILL APPROVAL WORK COULD START AS EARLY AS FEBRUARY 20. MS. TOLBERT EXPLAINED A CERTIFICATE OF APPROPRIATENESS SHOWS THE REDEVELOPMENT COMMISSION THAT THIS BODY HAS SIGNED OFF, BUT WORK CANNOT BEGIN UNTIL THE RDC APPROVAL IF FUNDS ARE DESIRED. MR. WILSON SAID THE MASONRY WORK WOULD ALSO REQUIRE BETTER WEATHER.

MR. PIETRZAK ALSO CLARIFIED THAT THIS APPROVAL WOULD JUST BE FOR THE INTERIOR BUILDING AND NOT THE CORNER BUILDING. MR. WILSON ACKNOWLEDGED THIS AND EXPLAINED THAT A PROPOSAL FOR THE CORNER BUILDING IS FORTHCOMING. MS. TOLBERT ASKED IF THERE WERE ANY OTHER QUESTIONS.

MS. TOLBERT ASKED FOR THE STAFF REPORT. MR. MILLER DELIVERED THE STAFF REPORT. THE PROPERTY, 345 MAIN STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. DESCRIPTION OF THE PROJECT IS AS FOLLOWS: REMOVE EXISTING ALUMINUM SIDING AND TRIM FROM FAÇADE AND INSTALL NEW RED BRICK FAÇADE WITH LIMESTONE WINDOWSILLS AND LIMESTONE PARAPET CAP; BRICK WILL BE LAID USING RUNNING BOND AND WILL REPLICATE THE EXISTING STOREFRONT LAYOUT. THE PROPOSED WORK MAINTAINS THE OVERALL LAYOUT AND OPENINGS OF THE EXISTING STOREFRONT AND APPROPRIATELY INTRODUCES BRICK AS THE PRIMARY EXTERIOR CLADDING MATERIAL. GIVEN THE ALMOST EXCLUSIVE USE OF BRICK, IT MAY BE BENEFICIAL TO BREAK-UP THE COURSING BY TURNING BRICK OR INTRODUCING DECORATIVE PATTERNS ON THE PARAPET WALL AND CONSIDERING THE USE OF WOOD PANELING ON THE TRANSOM PANEL. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES.

MS. TOLBERT REPEATED THE PROJECT DESCRIPTION AND CALLED FOR A MOTION. MR. MORIKIS MADE A MOTION TO APPROVE AS SUBMITTED. MS. ISOLAMPI SECONDED; MOTION CARRIED.

APPROVAL OF 2021 MEETING DATES

MR. MILLER EXPLAINED THE MEETINGS WOULD CONTINUE ON EVERY THIRD TUESDAY OF THE MONTH AND THAT APPLICATIONS ARE DUE TWO WEEKS PRIOR TO THE MEETING DATES. MR. MILLER SAID THERE WERE NO HOLIDAY CONFLICTS AND THAT CHANGES CAN ALWAYS BE MADE IF NEEDED.

MR. EHRHARDT MADE A MOTION TO APPROVE THE 2021 MEETING DATES. MS. ISOLAMPI SECONDED; MOTION CARRIED.

ELECTION OF OFFICERS

MR. MILLER STATED THE OFFICERS FROM 2020: MS. TOLBERT AS CHAIR, MR. EHRHARDT AS VICE CHAIR, AND MS. MCBRIDE AS SECRETARY. MS. TOLBERT SAID ALL POSITIONS ARE OPEN THIS YEAR AND NOMINATIONS ARE OPEN.

MR. KOISOVICH NOMINATED MS. TOLBERT FOR CHAIR AND MS. ISOLAMPI NOMINATED MR. EHRHARDT FOR VICE CHAIR. MR. MORIKIS NOMINATED MS. MCBRIDE AS SECRETARY. WITH NO OTHER NOMINATIONS, MS. TOLBERT CLOSED THE FLOOR AND CALLED FOR A MOTION ON THE 2021 SLATE OF OFFICERS.

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MS. ISOLAMPI MADE A MOTION TO APPROVE THE ELECT THE SLATE OF OFFICERS: MS. TOLBERT, CHAIR; MR. EHRHARDT, VICE CHAIR; AND MS. MCBRIDE, SECRETARY. MR. KOSOVICH SECONDED; MOTION CARRIED.

OLD BUSINESS

**HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION
NATIONAL REGISTER PROCESS & TEMPLATE DOCUMENT APPROVAL**

MS. TOLBERT EXPLAINED THE CERTIFIED LOCAL GOVERNMENT DESIGNATION. MR. MILLER STATED THAT THE COMMISSION WOULD BE REQUIRED TO REVIEW NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES AND THEREFORE WOULD NEED TO APPROVE A PROCESS FOR REVIEW OF NOMINATIONS. THE APPROVAL OF THE PROCESS AND ASSOCIATED TEMPLATE DOCUMENTS IS THE LAST STEP BEFORE THE STATE PRESERVATION OFFICE WOULD SEND A CONTRACT TO THE CITY OF HOBART.

MS. TOLBERT ASKED IF THE COMMISSION MEMBERS WERE ABLE TO REVIEW THE DOCUMENTS AND IF THERE WERE ANY QUESTIONS. MR. MILLER SAID THE TEMPLATE DOCUMENTS WOULD BE ADDED TO CITY LETTERHEAD AFTER APPROVAL. MR. PIETRZAK ASKED IF ANY SMALL CHANGES TO LETTERS WOULD REQUIRE COMMISSION APPROVAL IN THE FUTURE. MR. MILLER SAID THAT THE APPROVAL IS INTENDED TO SHOW PROOF OF THE PROCESS SO SMALL EDITS COULD BE MADE BY STAFF.

MR. EHRHARDT MADE A MOTION TO APPROVE THE NEW NATIONAL REGISTER PROCESS AND TEMPLATE DOCUMENTS. MS. MCBRIDE SECONDED; MOTION CARRIED.

PUBLIC COMMENT

MR. EHRHARDT ASKED ABOUT THE STATUS OF 231 CENTER STREET. MR. PIETRZAK EXPLAINED BACKGROUND ON THE PROPERTY AND SAID THAT HE WOULD FOLLOW-UP WITH THE BUILDING DEPARTMENT TO SEE THE STATUS ON ANY PERMITS THAT WERE PULLED. MR. PIETRZAK SAID THAT HE WOULD ALSO BRING IT UP AT THE NEXT MEETING OF THE BOARD OF WORKS AND IF THE EXTERIOR COULD BE SECURED.

MR. EHRHARDT EXPRESSED HIS FRUSTRATION WITH THE LACK OF MOVEMENT AND ACTION BY THE OWNER AND CITY. MS. MCBRIDE SHARED THE SAME CONCERNS.

MS. MCBRIDE ASKED ABOUT THE SMALL BUILDING ON THIRD STREET NEAR THE BRIDGE BECAUSE IT APPEARS TO BE IN POOR SHAPE. MR. MILLER SAID HE SPOKE TO THE OWNER IN THE FALL AND THAT THE PROPERTY IS ON HIS RADAR. THE CONVERSATION INCLUDED HOW TO APPROPRIATELY APPROACH REPAIR OF THE PROPERTY.

MR. EHRHARDT ALSO EXPRESSED CONCERN ABOUT THE STOREFRONT WITH THE CELL PHONE BUSINESS, BECAUSE OF ALL THE WINDOW SIGNAGE. MR. PIETRZAK SAID THE CITY IS WORKING ON THE ISSUE AND THERE MAY BE THE POSSIBILITY OF NEW OWNERSHIP THAT WOULD REMEDY THE ISSUE. MR. PIETRZAK ALSO SAID THE SIGN ORDINANCE IS BEING UPDATED TO ADDRESS SIMILAR ISSUES THAT CANNOT BE ENFORCED WITH THE CURRENT ORDINANCE. MS. TOLBERT SAID IT HAS BEEN AN ISSUE FOR YEARS AND THAT THE SIGNAGE IS STILL NOT IN COMPLIANCE WITH THE DESIGN GUIDELINES.

MS. ISOLAMPI ANNOUNCED THAT THE HOBART HISTORICAL SOCIETY IS OPEN BY APPOINTMENT ONLY AND THAT T-SHIRTS ARE AVAILABLE FOR PURCHASE SHOWING THE HISTORY OF EDUCATION IN THE CITY.

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MR. MILLER SAID THAT HE HOPED TO PUT TOGETHER AN EDUCATIONAL WORKSHOP WITH OTHER COMMISSIONS FROM ACROSS NORTHERN INDIANA AND WOULD LIKE TO KNOW WHAT DAYS OF THE WEEK AND TIMES WORK BEST FOR EVERYONE. MS. TOLBERT ASKED IF IT WOULD BE POSSIBLE TO MAKE A DOODLE POLL. MR. MILLER CLARIFIED IF THERE ARE TIMES TO AVOID FOR EVERYONE. MS. TOLBERT SAID LUNCH MAY WORK. MR. MILLER SAID HE WOULD REACH OUT TO EVERYONE AND THAT CONTINUING EDUCATION IS REQUIRED FOR CERTIFIED LOCAL GOVERNMENT STATUS.

MS. TOLBERT ALSO SAID THAT EDUCATIONAL OUTREACH SUCH AS WALKING TOURS SHOULD ALSO BE ON EVERYONE'S MIND.

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

NEXT MEETING: FEBRUARY 16, 2021

MINUTES APPROVED ON 3/14/21

CHAIRMAN 

ATTEST 