

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:30PM.

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

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

PLEDGE OF ALLEGIANCE

ROLL CALL – ALL PRESENT

APPROVAL OF MINUTES – MARCH 16, 2021

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR MARCH 16, 2021. MR. EHRHARDT SECONDED; MOTIONED CARRIED.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA

MS. ISOLAMPI MADE A MOTION TO APPROVE THE AGENDA AS PROVIDED. MR. EHRHARDT SECONDED; MOTION CARRIED.

NEW BUSINESS

**HHPC 21-03 PETITIONER: TRACY FERRELL/FIRST UNITARIAN CHURCH
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIDING REPLACEMENT
LOCATION: 497 MAIN STREET**

MR. TRACY FERRELL, PRESIDENT OF THE FIRST UNITARIAN CHURCH OF HOBART, WAS IN ATTENDANCE TO DISCUSS THE PROPOSAL OF REPLACING THE SIDING ON THE STEEPLE. MR. FERRELL STATED THAT THEY PLAN TO NOT REPLACE IN-KIND, BUT INSTEAD USE JAMES HARDIE PLANK SIDING. MR. EHRHARDT ASKED IF THIS WAS FOR THE COMMUNITY ROOM ON THE BACK. MR. FERRELL STATED IT WAS FOR THE SIDING ON THE STEEPLE.

MS. TOLBERT ASKED IF AN INVESTIGATION HAD BEEN CONDUCTED TO ASSESS THE EXISTENCE AND CONDITION OF THE ORIGINAL SIDING CURRENTLY COVERED. MR. FERRELL INTRODUCED THE BUILDER, JAMES BANNISTER OF ARMOUR CONSTRUCTION, TO EXPLAIN. MR. BANNISTER SAID THEY DO NOT KNOW THE FULL EXTENT OF THE CONDITION OF THE MATERIALS ON THE EXTERIOR BUT DID CONDUCT AN INTERIOR INSPECTION. MR. BANNISTER STATED THAT THE ALUMINUM SIDING WAS DAMAGED IN A STORM AND THAT THE PROJECT WAS HAPPENING THROUGH AN INSURANCE CLAIM.

MS. TOLBERT ASKED IF THE WINDOW OPENINGS WOULD BE MAINTAINED. MR. BANNISTER SAID THEY WOULD NOT. MS. TOLBERT ASKED FOR THE REASONING. MR. BANNISTER SAID THEY DO NOT KNOW THE CONDITION, BUT THAT THEY COULD PROBABLY RECREATE IT WITH THE JAMES HARDIE PRODUCTS. HE SAID IT WOULD BE EXPENSIVE TO ERECT SCAFFOLDING JUST TO DO THE INVESTIGATION. MS. TOLBERT SAID THE DECISION IS DIFFICULT BECAUSE THE CONDITION OF THE EXISTING MATERIALS IS NOT KNOWN, AND BY ORDINANCE, THAT WOULD NEED TO BE KNOWN. IF THE MATERIAL COULD NOT BE REPAIRED, THEN REPLACEMENT WITH A LIKE

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

MATERIAL COULD BE CONSIDERED. MS. TOLBERT UNDERSTANDS THAT SCAFFOLDING WOULD BE EXPENSIVE, BUT ASKED IF THERE WOULD BE A WAY TO DO MINOR INVESTIGATION WITHOUT THE ASSOCIATED COSTS. SHE ASKED IF THAT COULD HAPPEN THEN MAYBE STAFF COULD MAKE THE DETERMINATION ON SITE.

MR. BANNISTER SAID THE OTHER OPTION WOULD BE TO REPAIR THE EXISTING ALUMINUM SIDING, BUT THAT IT COULD BE COSTLY. MS. TOLBERT SAID IT WOULD BE GREAT TO SEE THE ALUMINUM SIDING COME DOWN TO RETURN THE STEEPLE BACK TO ITS ORIGINAL APPEARANCE. MS. TOLBERT ASKED ABOUT THE INTERIOR CONDITION AND IF THERE WAS ANY WATER INFILTRATION OR DAMAGE. MR. BANNISTER SAID THERE WAS SOME WATER STAINING. MS. TOLBERT ASKED IF THE WOOD WAS SOFT OR IF IT WAS STILL STURDY. MR. BANNISTER SAID THAT HE DID NOT SEE ANY SOFT SPOTS AND THAT IT WAS STRUCTURALLY SOUND.

MR. FERRELL EXPLAINED THERE ARE LOUVERS ON ALL FOUR SIDE AND THAT HE DOES NOT BELIEVE THEY ARE ORIGINAL BECAUSE THEY ARE DELAMINATED. HE OBSERVED THE LOUVERS TO BE DETERIORATED IN SOME SPOTS AND THAT CHICKEN WIRE WAS INSTALLED, HOWEVER SOME INSECTS AND ANIMALS GOT IN.

MS. TOLBERT SAID THE COMMISSION HAS DONE CONDITIONAL APPROVALS TO ALLOW FOR EXPLORATORY DEMOLITION TO BETTER ASSESS THE CONDITION OF ENCLOSED MATERIALS. SHE SUGGESTED THAT STAFF COULD HELP ASSESS THE CONDITION IF ACCESS TO THE STEEPLE COULD BE PROVIDED. MR. FERRELL SAID HE WOULD LIKE TO FIND A SOLUTION AND IS AFRAID OF DAMAGE TO THE BUILDING. MS. TOLBERT SAID THIS WOULD SHOW DUE DILIGENCE AND BETTER INFORM ANY DECISION.

MR. MORIKIS ASKED IF THE PREFERENCE WAS TO RESTORE THE STEEPLE BACK TO ITS ORIGINAL APPEARANCE. MS. TOLBERT SAID SHE HAS SEEN THE USE OF NEW MATERIALS TO MATCH THE ORIGINAL APPEARANCE. MR. MORIKIS ASKED IF HISTORIC PHOTOS COULD BE OBTAINED. MS. TOLBERT POINTED OUT THE HISTORIC IMAGE ON THE TV SCREEN IN THE ROOM AND EXPLAINED THAT THE STEEPLE COULD OBVIOUSLY NOT BE RECREATED SINCE IT IS GONE. MS. ISOLAMPI SAID THE STEEPLE WAS REMOVED AFTER BEING STRUCK BY LIGHTNING ON MULTIPLE OCCASIONS. MS. TOLBERT SAID THAT THE LOUVER OPENINGS WOULD BE NICE TO KEEP BECAUSE OF ITS APPROPRIATENESS, BUT UNDERSTANDS THE CONCERN WITH OPENINGS INTO THE CHURCH FOR WATER TO ENTER. MS. TOLBERT REITERATED THAT THE QUESTION STILL REVOLVES AROUND THE SIDING.

MR. MILLER STATED THAT THE EVIDENCE POINTS TO EVERYTHING IN THE PICTURE [ON THE TV SCREEN] MINUS THE STEEPLE IS STILL THERE BUT IT IS HIDDEN. HE SAID THAT HE SPOKE WITH OTHER PRESERVATIONISTS REGARDING HISTORIC LOUVERS AND THEIR CONTINUED FUNCTION, WHILE PROTECTING THE BUILDING FROM THE ELEMENTS. THE LOUVERS SERVE AS VENTILATION, OPENINGS FOR THE SOUND OF THE BELL TO TRAVEL, AND A DECORATIVE PURPOSE. MR. MILLER SAID THERE ARE WAYS TO KEEP ORIGINAL LOUVERS AND THEN RETROFIT THE INTERIOR TO PREVENT ANY DAMAGE; IT WOULD BE IN THE DETAILS. MR. EHRHARDT AND MS. ISOLAMPI SAID THEY WOULD LIKE TO KNOW HOW THAT WOULD WORK.

MR. KOVOVICH CALLED ATTENTION TO AN IMAGE OF THE CHURCH IN THE STAFF REPORT THAT SHOWS THERE ARE SLITS IN THE CURRENT STEEPLE SIDING. HE ASKED IF THAT EXISTS ON ALL THE SIDES. MR. FERRELL SAID THAT IS CORRECT. MR. KOVOVICH ASKED FOR CLARIFICATION THAT THE CURRENT SIDING IS ALLOWING AIR FLOW THROUGH THE SIDING AND THROUGH THE OPEN LOUVERS FOR VENTILATION. MR. MILLER SAID THAT WAS CORRECT, SINCE THE STEEPLE ESSENTIALLY ACTS AS A THERMAL CHIMNEY FOR AIR AND MOISTURE. MR. KOVOVICH RAISED CONCERNS WITH THE PROPOSED HARDIE PLANK AND ASKED IF IT WOULD HAVE SIMILAR SLITS FOR VENTILATION, EVEN THOUGH IT WOULD BE BETTER TO KEEP THE HISTORIC VISUAL OF THE LOUVERS.

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

MR. BANNISTER INTRODUCED J.T. McDERMOTT [SP. NOT CONFIRMED], THE REGIONAL MANAGER FOR JAMES HARDIE. MR. McDERMOTT EXPLAINED THAT ARMOUR CONSTRUCTION IS WELL VERSED WITH THEIR PRODUCTS AND SAID THAT HE WOULD BE WILLING TO BE ON SITE TO ADDRESS THE SPECIAL DETAIL NEEDED. MR. PIETRZAK ASKED IF THEY WOULD BE ABLE TO CREATE A VENTILATION SYSTEM THROUGH THE HARDIE PLANK OR IF THEY COULD RECREATE THE LOUVERS TO ALLOW FOR CONTINUED VENTILATION. MR. McDERMOTT SAID HE DOES NOT HAVE AN ANSWER, BUT THAT HE WOULD RESEARCH POSSIBLE EXAMPLES.

MR. EHRHARDT ASKED IF THE COMMISSION SHOULD BE CONCERNED WITH THE INTERIOR OF THE BUILDING AND THAT IT SEEMS THERE IS A COLLECTIVE CONCERN FOR RETAINING THE APPEARANCE OF THE EXTERIOR. MR. McDERMOTT SAID THE LOUVER COULD PROBABLY BE RECREATED AND THEN VENTING COULD BE POSSIBLE WITH SOFFIT VENTS. MS. TOLBERT SAID VENTILATION WAS IMPORTANT AND IF IT HISTORICALLY WORKED THEN IT SHOULD LIKELY CONTINUE. MR. McDERMOTT SAID LOCATING THE VENT IN THE SOFFIT WOULD ALSO PREVENT WATER INFILTRATION.

MS. TOLBERT REPEATED THE NEED TO HAVE MORE INFORMATION ABOUT THE CURRENT CONDITION OF THE MATERIAL. MR. BANNISTER SAID ONCE THE ALUMINUM SIDING IS REMOVED, THAT IT CANNOT BE REINSTALLED. MS. TOLBERT SAID THE APPROVAL PROCESS COULD BE DONE FASTER TO HELP PREVENT ANY DAMAGE WHILE THE ALUMINUM IS REMOVED. MR. PIETRZAK ASKED WHAT THE THRESHOLD WOULD BE FOR RETAINING VERSUS REPLACING THE EXTERIOR ELEMENTS. MS. TOLBERT SAID STAFF CAN DETERMINE THAT, BUT IN THE PAST SHE HAS USED THE 50% MARK, BUT IT ALSO DEPENDS ON THE BUILDING.

MR. MILLER ADDED THAT THERE ARE STILL TWO TOPICS OF DISCUSSION, THE FIRST BEING THE CONDITION OF THE HISTORIC MATERIALS AND THE CONTINUATION OF THE LOUVER OPENINGS BUT THEY COULD COEXIST. ONE PATH COULD CONSIST OF PRESERVING AND RESTORING THE LOUVERS AND INSTALLING THE HARDIE PLANK AS SIDING. MR. MILLER SAID THERE COULD BE A MIDDLE GROUND. MS. TOLBERT ASKED IF THAT WOULD BE POSSIBLE WITH THE MATERIAL. MR. FERRELL SAID THEY WOULD ALSO LIKE TO GET AWAY FROM THE MAINTENANCE OF PAINTING THE WOOD ELEMENTS AND THE NEW PRODUCT WOULD REDUCE THAT. HE SAID THE AGING CONGREGATION COULD NOT DO IT AND THE COST TO HIRE SOMEONE WOULD BE PROHIBITIVE.

MS. TOLBERT SUGGESTED THE PETITION BE TABLED SO THAT STAFF CAN COORDINATE THE REMOVAL OF THE SIDING WITH THE PETITIONERS, WHO CAN THEN COLLECTIVELY DETERMINE NEXT STEPS. THE COMMISSION COULD AUTHORIZE STAFF TO MAKE AN APPROVAL SO THE PETITIONER WOULD NOT HAVE TO COME BACK TO A MEETING. MR. BANNISTER ASKED HOW MUCH SIDING NEEDED TO BE REMOVED. MS. TOLBERT SAID SHE WOULD LIKE TO SEE WHERE THE SIDING TOUCHES THE ROOF AND THEN NO MORE 2-3 FEET UP FROM THE ROOF. MR. MILLER SUGGESTED IT BE DONE ON THE BACK SIDE SO ITS NOT VISIBLE FROM THE STREET AND THAT ONE SIDE IS LIKELY THE CONDITION OF ALL SIDES.

MR. FERRELL SHARED THE CONCERN OF THE CHURCH THAT THIS IS ALL INSURANCE WORK AND NOT BUDGETED. HE SAID THE COMPANY WAS APPREHENSIVE ABOUT PAYING FOR THE SIDING WORK. MS. TOLBERT ASKED FOR A MOTION TO TABLE THE PETITION AND TO AUTHORIZE STAFF TO ASSESS THE MATERIALS ON SITE, AND MAKE THE DETERMINATION ON THE SIDING, LOUVERS, AND VENTING, INCLUDING WHAT WOULD STAY AND WHAT WOULD BE REPLACED. MR. MILLER ASKED IF THE SUGGESTED MOTION WOULD BE TABLING FOR STAFF TO CONDUCT AN INVESTIGATION AND REPORT BACK TO THE COMMISSION FOR APPROVAL OR WOULD THE MOTION AUTHORIZE STAFF TO MAKE THE FULL APPROVAL ON SITE? MS. TOLBERT SAID IT WOULD BE A TABLING THAT WOULD ALLOW STAFF TO APPROVE ON SITE WITH AN OFFICIAL APPROVAL AT THE NEXT MEETING.

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

MR. MILLER SAID THERE ARE A LOT OF DETAILS THAT HAVE NOT BEEN DETERMINED. FOR EXAMPLE, THERE HAS BEEN NO PRESENTATION ON WHAT AN ALTERNATIVE LOUVER WOULD LOOK LIKE. HE ASKED IF THE COMMISSION FELT COMFORTABLE GIVING THAT AUTHORITY TO STAFF. MR. KOSOVICH SAID THAT WAS ONE CONCERN HE HAD, AS FAR AS THE VISUAL, BECAUSE THE APPLICATION STATES THAT ALL THE LOUVERS WOULD BE REMOVED. HE EXPLAINED THAT ONLY SIDING WOULD BE INSTALLED AS SUBMITTED. MR. BANNISTER SAID THAT WAS THE ORIGINAL PROPOSAL TO CREATE A MORE MAINTENANCE FREE SITUATION. MR. KOSOVICH SAID HE APPRECIATED THAT EFFORT, BUT IN THE GUIDELINES THE GOAL IS TO PRESERVE THE EXTERIOR ELEMENTS AND THIS WOULD PUT A LOT OF DETAILS REGARDING VENTILATION IN THE HANDS OF STAFF.

MS. TOLBERT SAID A SPECIAL MEETING COULD BE CALLED TO ADDRESS A FORMAL APPROVAL BY THE COMMISSION. MR. KOSOVICH ADDED THAT A VISUAL REPRESENTATION WOULD BE HELPFUL, BECAUSE THE MATERIALS HAVE BEEN THOROUGHLY EXPLAINED. MR. KOSOVICH RECALLED MR. MILLER SAYING THE LOUVERS COULD BE RECREATED WITH HARDIE BOARD. MR. MILLER CORRECTED AND SAID THAT THE ORIGINAL LOUVERS COULD BE REBUILT SINCE THE ROUNDED ARCH FRAMING IS STILL THERE BECAUSE IT WILL BE VERY DIFFICULT TO FIND A MODERN REPLACEMENT. MR. MILLER SAID THESE UNKNOWN, COMPLEX DETAILS ARE WHY HE DOESN'T FEEL COMFORTABLE MAKING THOSE APPROVALS AS STAFF.

MS. TOLBERT SAID IT WOULD BE GOOD THEN TO TABLE THE PETITION AND HAVE STAFF MEET ON SITE TO DEVELOP A SOLUTION. A SPECIAL MEETING CAN THEN BE CALLED AND STAFF CAN HELP COMPILE ALL OF THE INFORMATION NEEDED FOR THE COMMISSION TO MAKE A DETERMINATION. MS. TOLBERT CALLED FOR A MOTION.

MR. EHRHARDT MADE A MOTION AS STATED. MS. ISOLAMPI SECONDED; MOTION CARRIED.

HHPC 21-04 PETITIONER: NANCY GRANGER
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: AWNING
LOCATION: 437 E. 3RD STREET

MS. NANCY GRANGER WAS IN ATTENDANCE TO PRESENT THE PETITION. MS. TOLBERT STATED THE REQUEST WAS FOR A FABRIC AWNING TO BE INSTALLED WITH THE BUSINESS' NAME. MS. TOLBERT CALLED FOR QUESTIONS. MS. TOLBERT ASKED IF THE GRANGER SIGN IN THE WINDOW WOULD BE REMOVED. MS. GRANGER SAID THEY USED IT FOR OVER A YEAR BUT IT WOULD COME DOWN.

MR. MILLER EXPLAINED THAT HE WORKED WITH THE AWNING COMPANY TO REDUCE THE WIDTH OF THE AWNING SO THAT IT WAS MORE APPROPRIATELY PLACED OVER THE STOREFRONT OPENING. HE SAID THIS WAS VISIBLE IN THE UPDATED RENDERING. MR. MILLER READ THE STAFF REPORT:

THE PROPERTY, 437 E. 3RD STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE PROJECT WOULD INCLUDE INSTALLATION OF A NEW AWNING (20' 2" X 3' 6" X 3' 6") OVER THE STOREFRONT OPENING, COMPRISED OF BLACK CANVAS WITH SIGNAGE DEPICTING THE BUSINESS NAME IN RED LETTERING. MS. TOLBERT ASKED FOR THE DIMENSIONS TO BE REPEATED. MR. MILLER REPEATED THE STATED DIMENSIONS. MR. MILLER SAID THE AWNING WOULD ALSO BE MOUNTED 7' 6" FROM THE SIDEWALK, WHICH MEETS THE 7' MINIMUM CLEARANCE.

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

MR. MILLER POINTED OUT TO MS. GRANGER THAT THERE IS A SIGN PANEL IN FRONT OF THE STOREFRONT THAT IS NOT ORIGINAL TO THE BUILDING. HE RECOMMENDED THAT MS. GRANGER WORK WITH THE AWNING COMPANY TO SEE IF IT WOULD BE BEST TO REMOVE THE SIGN PANEL SO THAT INSTALLATION IS EASIER. MS. GRANGER SAID THAT SHE WOULD NEED TO ASK HER LANDLORD. MR. MILLER CLARIFIED WHAT HE WAS TALKING ABOUT BY POINTING OUT THE SIGN PANEL ON THE RENDERING [ON THE TV SCREEN]. MR. MILLER SAID THAT ITS REMOVAL WOULD REVEAL THE ORIGINAL STOREFRONT DETAILS, WHICH WOULD BE PREFERABLE, BUT MORE IMPORTANTLY IT WOULD ALLOW FOR A FLUSH INSTALLATION.

MR. MORIKIS MADE A MOTION TO APPROVE THE PETITION AS PRESENTED. MS. ISOLAMPI SECONDED; MOTION CARRIED.

MURAL DISCUSSION – 530 E. 3RD STREET

MR. PETE CORTESE WAS IN ATTENDANCE TO PRESENT ON A PROPOSED MURAL. MS. TOLBERT OPENED DISCUSSION ON A PROPOSED MURAL THAT IS BEING EXPLORED FOR THE BLANK WALL EXPOSED BY THE LOSS OF THE GUYER BUILDING. MS. TOLBERT PREFACED THE DISCUSSION BY REMINDING THE COMMISSION THAT THIS IS NOT UP FOR VOTE, THE CITY DOES NOT HAVE PUBLIC ART ORDINANCE THAT COULD SPECIFICALLY ADDRESS THIS REQUEST, AND THAT MR. MILLER PROVIDED SOME GUIDELINES FOR THINKING ABOUT A MURAL IN THE HISTORIC DISTRICT. MR. EHRHARDT ASKED WHAT THE MURAL WOULD BE.

MR. CORTESE EXPLAINED THAT IT WOULD SAY "WELCOME TO DOWNTOWN HOBART" AND INSIDE THE LETTERS WOULD BE HISTORIC BUILDINGS AND BUSINESSES FROM THE CITY. MR. CORTESE EXPLAINED SEVERAL OTHER DETAILS ABOUT THE MURAL AND ITS THEME OF HOBART HISTORY. MR. CORTESE SAID THE BUSINESS WOULD HAVE A 48 SQUARE FOOT SIGN IN THE MIDDLE AND THE WHOLE MURAL WOULD BE IN BLACK AND WHITE AND IN COLOR.

MR. EHRHARDT ASKED WHERE THE IDEA FOR A MURAL ORIGINATED. MR. CORTESE SAID THE BUILDING OWNER AND HE CAME UP WITH THE IDEA. MR. EHRHARDT ASKED ABOUT THE SUSTAINABILITY OF THE PAINT. MR. CORTESE SAID AS LONG AS IT IS SEALED, IT SHOULD LAST A LONG TIME. HE ALSO SAID IT COULD BE TOUCHED UP AND FIXED VERY EASILY. MS. TOLBERT ASKED IF HE HAD AN AGREEMENT WITH THE OWNER TO MAINTAIN THE MURAL. MR. CORTESE SAID HE DOES NOT BUT THAT HE COULD HAVE THAT DISCUSSION.

MR. PIETRZAK EXPLAINED THAT THE PROPOSAL HAS TO GO THROUGH BZA [BOARD OF ZONING APPEALS] BECAUSE THE CITY DOES NOT HAVE A PUBLIC ART ORDINANCE AND THE MURAL HAS TO BE TREATED AS SIGNAGE. HE SAID THE ISSUES OF LONG TERM MAINTENANCE COULD BE BROUGHT UP AT THE BZA MEETING AND THAT THE PURPOSE OF THE CURRENT CONVERSATION WAS TO PRIME THE COMMISSION FOR A FUTURE REVIEW. MR. PIETRZAK SAID THE CITY HAS RECEIVED SEVERAL INQUIRIES ABOUT OTHER MURALS, SO IT IS NOW TIME TO SETUP A PROCESS AND A STANDARD OF PRACTICE MOVING INTO THE FUTURE.

MR. MILLER ADDED THAT THE DESIGN GUIDELINES DO NOT DIRECTLY ADDRESS MURALS OR PUBLIC ART SO THE COMMISSION CAN ACT IN TWO WAYS, EITHER REVIEW OF EACH MURAL ON ITS INDIVIDUAL MERITS OR SETUP BRIEF GUIDELINES THAT ADDRESS MURALS. MR. MILLER SAID THE GUIDELINES COULD ADDRESS WHICH SURFACES WOULD BE APPROPRIATE FOR A MURAL. FOR EXAMPLE, THE PROPOSED MURAL BEING DISCUSSED WOULD BE ON MODERN CONCRETE BLOCK THAT WOULD NOT BE DAMAGED LIKE A 19TH CENTURY HOBART BRICK IF IT WERE PAINTED. IT COULD TAKE THE FORM OF A "DO & DON'T" LIST. MR. PIETRZAK SAID THAT HE HAS DIRECTLY EXPRESSED THE CITY'S DESIRE TO THE MURALIST AND THE BUILDING OWNER THAT THEY WOULD

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

LIKE TO SEE A NEW BUILDING CONSTRUCTED ON THE EMPTY LOT SO IT IS POSSIBLE THAT THE MURAL WOULD BE COMPLETELY COVERED OR OBSCURED.

MR. EHRHARDT SAID HE WAS PART OF THE GROUP THAT OVERSAW THE MURAL ON THE BACK OF THE ART THEATER THAT DID NOT HAVE A SUSTAINABILITY COMPONENT. MR. EHRHARDT SAID HE IS CAUTIOUS TO SET A PRECEDENT AND WANTS TO MAKE SURE THAT A FUTURE DECISION WOULD BE A ONE-OFF. MR. CORTESE SAID THE SOFT BRICK OF THE ART THEATER COULD HAVE BEEN THE SOURCE OF THE PROBLEM. MS. TOLBERT SAID CONCRETE BLOCK IN THIS CASE WOULD BE OKAY BUT WITH HISTORIC BRICK WALLS, THERE COULD BE ALTERNATIVES TO ERECT CANVAS OR PLYWOOD FOR PUBLIC ART. MS. TOLBERT ALSO SAID THAT THE COMMISSION WOULD REVIEW PAINT COLORS OF ANY PROPOSED MURAL TO MAKE SURE THAT IT IS APPROPRIATE.

MS. TOLBERT SAID IT WOULD BE HELPFUL TO SETUP A WORKING GROUP THROUGH THE MAYOR'S OFFICE TO ADDRESS PUBLIC ART AND THE POTENTIAL FOR A PUBLIC ART ORDINANCE. MS. TOLBERT SAID IT WOULD BE OF BENEFIT TO FUTURE PUBLIC ART PROJECTS, WHICH SHE SUPPORTS.

MR. CORTESE SAID THE BUILDING OWNER MAY BE INTERESTED IN PURCHASING THE VACANT LOT TO EXPAND. MS. TOLBERT SAID A NEW BUILDING MAY NOT DIRECTLY ADJOIN AND THERE COULD BE A WALKWAY.

MS. TOLBERT SUGGESTED A MEMO BE SENT TO THE BZA EXPRESSING THE HIGHLIGHTS OF THIS CONVERSATION. MR. PIETRZAK SAID HE COULD SHARE THESE IDEAS WITH THE BZA, SPECIFICALLY THAT MURALS SHOULD NOT BE PAINTED ON HISTORIC SURFACES AND THAT THE COMMISSION WOULD BE APPROVING PUBLIC ART ON A CASE-BY-CASE BASIS. MR. PIETRZAK SAID HE WOULD SUGGEST TO THE MAYOR THAT A WORKING GROUP COULD HELP GUIDE THESE BIGGER CONVERSATIONS.

MS. TOLBERT SUGGESTED INCLUDING THE GUYER BUILDING SIGN IN THE MURAL. MR. CORTESE SAID HE COULD DO THAT. MS. TOLBERT SUGGESTED PUTTING TOGETHER A GUIDE THAT COULD INTERPRET THE PLACES IN THE MURAL AS AN EDUCATIONAL COMPONENT. MS. NIKKI LOPEZ [EVENT DIRECTOR, CITY OF HOBART] ADDED FROM THE AUDIENCE THAT SHE IS LOOKING TO DO MORE THINGS OF THAT NATURE, INCLUDING HISTORIC DOWNTOWN WALKING TOURS. MS. ISOLAMPI ADDED THAT THE HISTORICAL SOCIETY HAS A WALKING TOUR BROCHURE.

MR. PIETRZAK SAID THAT THIS YEAR IS ALSO THE 100 YEAR CELEBRATION OF HOBART BECOMING A CITY. MS. LOPEZ SHARED SOME OF THE PLANNED EVENTS AROUND THE CELEBRATION. COMMISSION MEMBERS SHARED THEIR THOUGHTS REGARDING THE CELEBRATION.

MS. TOLBERT TOLD MR. CORTESE THAT HE IS ON THE RIGHT TRACK. MR. PIETRZAK ASKED IF THERE WERE ANY ADDITIONAL DOCUMENTS THE COMMISSION WOULD LIKE TO SEE SUBMITTED FOR THE FORMAL APPROVAL PROCESS. MS. TOLBERT SAID SHE WOULD LIKE TO SEE THE COLORS OF THE MURAL. MR. CORTESE SAID HE WOULD USE MUTED TONES. MR. MILLER SUGGESTED DOING A MOCK-UP OF ONE LETTER. MR. KOSOVICH ASKED ABOUT THE POTENTIAL TIMELINE. MR. PIETRZAK SAID THE BZA IS REVIEWING THE MURAL ON MAY 6, TO DETERMINE ITS APPROVAL REGARDING SIZE AND LOCATION OFF THE BUILDING'S FRONTAGE. HE SAID MR. CORTESE COULD THEN COME BACK FOR THE MAY 18 MEETING OF THE COMMISSION. MR. CORTESE SAID HE COULD PUT TOGETHER AN EXAMPLE OF CANVAS AND PROVIDE A PALETTE; HE ADDED THAT HE STAINS OVER HIS MURALS TO LESSEN THE COLOR. MR. PIETRZAK SUGGESTED PROVIDING EXAMPLES OF ALREADY COMPLETED MURALS BY MR. CORTESE.

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

MR. KOSOVICH ASKED IF THE BZA RECEIVED THE MURAL GUIDELINES PUT TOGETHER BY STAFF. MR. PIETRZAK SAID HE COULD SHARE THAT INFORMATION WITH THEM. MR. KOSOVICH SAID HE APPRECIATED THE IDEA OF MORE PUBLIC ART, BUT ASKED IF THE ONLY WAY TO REVIEW THE MURAL IS AS SIGNAGE. MR. PIETRZAK SAID THAT IS CORRECT, BECAUSE THERE IS NO OTHER WAY TO REGULATE IT.

MR. KOSOVICH QUESTIONED WHAT EXPECTATIONS WE HAVE RIGHT NOW ON REGULAR SIGNAGE AND NEEDED MAINTENANCE SINCE THAT IS WHAT THEY ARE ASKING OF THE MURAL. MR. PIETRZAK SAID THERE IS NO REQUIREMENT FOR MAINTENANCE THROUGH THE SIGN ORDINANCE, BUT A NEW ORDINANCE IS IN PROCESS THAT INCLUDES MAINTENANCE. MS. TOLBERT SAID THERE WERE CASES IN THE PAST WHERE LARGE, OVERHANGING SIGNS WERE A PUBLIC SAFETY ISSUE AND THEIR REMOVAL WAS PURSUED. MS. TOLBERT SAID A BIG CONCERN IS JUST MAINTAINING THE MURAL AND SETTING UP AN UNDERSTANDING OF EXPECTATIONS SURROUNDING THAT CONCEPT. MR. KOSOVICH SAID THE COMMISSION HAS TO PLAN FOR WORST CASE SCENARIOS WHERE BUILDINGS CHANGE HANDS AND PROPERTY OWNERS AND ARTISTS MAY DISAGREE.

MS. TOLBERT ALSO ASKED ABOUT OWNERSHIP OF THE ART ONCE IT IS CREATED, AND SUGGESTED THE CITY ATTORNEY LOOK INTO IT. MR. MILLER SAID WE UNFORTUNATELY HAVE TO USE LEGAL PROCESSES TO ADDRESS SOMETHING THAT IS FUN LIKE ART, BUT WE'LL GET THERE TO MAKE SURE THERE IS EQUAL ACCESS FOR CREATING PUBLIC ART.

OLD BUSINESS

MR. MILLER SAID HE AND MR. PIETRZAK MET ON SITE WITH THE PROPERTY OWNER OF 345 MAIN STREET, ALONG WITH CITY STAFF FROM THE BUILDING AND ECONOMIC DEVELOPMENT OFFICES. IT WAS REVEALED THAT THE STEEL I-BEAM WAS FREE FLOATING AND THAT THE STOREFRONT WOULD NEED TO BE REBUILT. MR. MILLER SAID THE COMMISSION ALREADY APPROVED THE REPLACEMENT OF THE EXTERIOR STOREFRONT WITH BRICK, SO HE WANTED TO MAKE EVERYONE AWARE THAT THE STOREFRONT WOULD BE RECONSTRUCTED FROM THE GROUND UP WITH BRICK AS APPROVED. THIS WOULD REQUIRE NEW FRAMING FOR THE WINDOWS AND DOOR, SO MR. MILLER ASKED THE PROPERTY OWNER FOR A SAMPLE OF THOSE MATERIALS.

MR. MILLER SHOWED THE COMMISSION THE SAMPLE THAT HE RECEIVED AT THE START OF THE MEETING AND SAID THAT HE WAS NOT PLEASED, SINCE IT WAS A VINYL WINDOW NOT NORMALLY USED IN A COMMERCIAL APPLICATION. MR. MILLER SAID VINYL IS NOT APPROPRIATE ON STOREFRONT ACCORDING TO THE GUIDELINES. MR. PIETRZAK CLARIFIED THAT THE SAMPLE IS NOT TO SCALE, SO IT WOULD BE BIGGER. MS. TOLBERT SAID IT DID NOT LOOK APPROPRIATE AND SUGGESTED STAFF PROVIDE THAT FEEDBACK.

STAFF COMMENT

MR. KOSOVICH ASKED ABOUT THE REAR BRICK WALL OF THE BUILDING AT MAIN AND 3RD STREET THAT APPEARS TO BE BRACED. MR. EHRHARDT ASKED IF IT WAS THE ONE NEAR THE CLOCK TOWER. MR. KOSOVICH SAID THAT IS CORRECT. MR. MILLER SAID THE BUILDING SUFFERED STRUCTURAL ISSUES LAST YEAR AND HE SPOKE WITH THE OWNER, BUT NO ACTION WAS TAKEN. MR. PIETRZAK SAID HE WOULD COORDINATE WITH THE BUILDING DEPARTMENT TO ASSESS THE BUILDING. MR. MILLER SAID THE DAMAGE WAS LIKELY DUE TO CONSTRUCTION OF THE BRIDGE AND THE REAR WALL NEEDS TO BE COMPLETELY REBUILT. MR. KOSOVICH SAID THERE WAS A LOT OF BRACING. MR. MILLER SAID THE BRACING HAS BEEN IN PLACE FOR A YEAR. MR. KOSOVICH ASKED WHETHER OR NOT IT WOULD REQUIRE A COA. MR. MILLER SAID IF THEY USE THE SAME MATERIALS IT WOULD NOT REQUIRE A COA.

MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
APRIL 20, 2021

PUBLIC COMMENT - NONE

MR. EHRHARDT MADE A MOTION TO ADJOURN. *MEETING ADJOURNED*

NEXT MEETING: MAY 18, 2021

MINUTES APPROVED ON 5/18/21

CHAIRMAN *[Signature]*

ATTEST *Rita J. McBride*