

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

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

**MEMBERS IN ATTENDANCE:** PAULA ISOLAMPI, CHRIS KOSOVICH, RITA MCBRIDE, PETE MORIKIS

**STAFF:** ROSS PIETRZAK (ZONING), BRAD MILLER (VIRTUAL; IL)

**PLEDGE OF ALLEGIANCE**



**ROLL CALL** – TIFFANY TOLBERT, TOM EHRHARDT, ABSENT

**APPROVAL OF MINUTES – MAY 18, 2021**

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR MAY 18, 2021. MR. KOSOVICH SECONDED. MOTIONED CARRIED.

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

**NEW BUSINESS**

**HHPC 21-11    PETITIONER: DAVE & CASEY WADDELL  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: SIGNAGE  
LOCATION: 348 MAIN STREET**

MR. AND MRS. DAVE AND CASEY WADDELL, OWNERS OF HIDDEN TROPHY: VIDEO GAMES AND COLLECTIBLES, WERE IN ATTENDANCE TO PRESENT THE PROPOSED SIGNAGE FOR THE BUSINESS. MS. MCBRIDE ASKED THAT A PICTURE OF THE PROPOSED SIGN BE PULLED UP ON THE TV SCREEN. MR. WADDELL ADDED THAT THE SIGN WOULD HAVE A 4-FOOT RADIUS AND DEPICTS VARIOUS VIDEO GAME CONSOLES.

MR. PIETRZAK ASKED IF ANY LIGHTING WAS BEING PROPOSED WITH THE SIGNAGE. MR. WADDELL SAID NO. MR. PIETRZAK ASKED FOR CONFIRMATION THAT THE SIGN WOULD BE ALUMINUM. MR. WADDELL CONFIRMED. MS. MCBRIDE ASKED IF THERE WERE ANY QUESTIONS.

MR. MILLER READ THE STAFF REPORT. THE PROPERTY, 348 MAIN STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE DESCRIPTION OF THE PROJECT IS AS FOLLOWS: INSTALL 48" DIAMETER, ALUMINUM COMPOSITE SIGN (6MM THICK) ABOVE STOREFRONT DEPICTING THE BUSINESS' NAME AND LOGO.

STAFF NOTES THAT UNAPPROVED SIGNAGE EXISTS IN THE STOREFRONT WINDOW, WHICH WILL NEED TO BE REMOVED. THE PROPOSED SIGNAGE ALSO APPEARS TO HAVE FIVE COLORS (WHITE, BEIGE, GREEN, RED AND BLACK). THE DESIGN GUIDELINES STATE, "IN GENERAL SIGNS SHOULD BE LIMITED TO A MAXIMUM OF THREE COLORS AND ONE LETTERING STYLE." THE PETITIONER AGREED TO CHANGE THE WHITE BACKGROUND TO BEIGE TO BRING THE OVERALL NUMBER OF COLORS DOWN TO FOUR, WHICH WOULD BE CLOSER TO THE PREFERRED MAXIMUM OF THREE COLORS. THE PETITIONER ALSO CLARIFIED THAT THE SIGN WOULD BE FABRICATED WITH A MATTE FINISH. STAFF RECOMMENDS APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

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Ms. McBRIDE CALLED FOR A MOTION. MR. KOSOVICH MADE A MOTION TO APPROVE HHPC 21-11 AS PRESENTED. Ms. ISOLAMPI SECONDED; MOTION CARRIED.

**HHPC 21-12                    PETITIONER: TRACY FERRELL/FIRST UNITARIAN CHURCH  
REQUEST: CERTIFICATE OF APPROPRIATENESS  
PURPOSE: SIGNAGE  
LOCATION: 497 MAIN STREET**

MR. TRACY FERRELL, BUILDINGS AND GROUNDS CHAIR OF THE FIRST UNITARIAN CHURCH OF HOBART, WAS IN ATTENDANCE AND PRESENTED THE PROPOSED WORK FOR RETROACTIVE APPROVAL. Ms. McBRIDE ASKED FOR ANY QUESTIONS.

THE PROPERTY, 497 MAIN STREET, ALSO KNOWN AS THE FIRST UNITARIAN CHURCH, IS AN OUTSTANDING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE PROPOSED WORK IS AS FOLLOWS: INSTALL TWO (2) PAIRS OF BLACK STEEL SIGN BRACKETS ON THE CHURCH FAÇADE FOR 2' X 4' VINYL BANNERS.

THIS PETITION IS SEEKING RETROACTIVE APPROVAL FOR WORK ALREADY COMPLETED. STAFF RECOMMENDS RETROACTIVE APPROVAL AS SUBMITTED AS ALL ELEMENTS ARE IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

Ms. ISOLAMPI MADE A MOTION TO RETROACTIVELY APPROVE HHPC 21-12 AS PRESENTED. MR. KOSOVICH SECONDED; MOTION CARRIED.

MR. FERRELL PROVIDED AN UPDATE ON THE PROPOSED WORK ON THE CHURCH STEEPLE. MR. FERRELL SAID HIS CONTRACTOR IS EXPLORING MATERIAL OPTIONS FOR REPLACING THE EXISTING MATERIALS ON THE STEEPLE AND WANTED TO KNOW IF THAT WAS WORTH HIS TIME. Ms. McBRIDE ASKED MR. MILLER TO ADDRESS THE QUESTION.

MR. MILLER SAID THE CHALLENGE WAS FIRST NEEDING TO UNVEIL THE ORIGINAL MATERIALS ON THE STEEPLE BEFORE DETERMINING IF REPAIR OR REPLACEMENT WOULD BE MORE APPROPRIATE PER THE DESIGN GUIDELINES. MR. MILLER SAID THE ONLY PATH FORWARD WHEN THIS WAS LAST DISCUSSED WAS TO PUT TOGETHER TWO PLANS PRIOR TO REMOVING THE ALUMINUM SIDING SO THAT THE CHURCH WOULD BE PREPARED TO MOVE FORWARD REGARDLESS OF THE CONDITION OF THE ORIGINAL MATERIALS. MR. MILLER SAID THE CURRENT EFFORTS BY THE CONTRACTOR WOULD HELP CLEAR UP THE MATERIALS PROPOSED IF ANYTHING OTHER THAN WOOD WAS PROPOSED.

MR. FERRELL FEARED THAT THE USE OF WOOD WOULD INCUR ONGOING COSTS AND MAINTENANCE DOWN THE ROAD. MR. FERRELL SAID THE COST TO DO THE WORK UPFRONT IS HIGH, AND REMINDED THE COMMISSION THAT THIS IS INSURANCE WORK AND THAT THEY MAY BE PURSUING GRANTS.

MR. PIETRZAK REITERATED THAT THE ONLY WAY THE COMMISSION CAN APPROVE ALTERNATIVE MATERIALS IS TO FIRST DETERMINE THE CONDITION OF THE ORIGINAL HISTORIC MATERIALS AND THAT THEY ARE IRREPARABLE. MR. PIETRZAK SAID THE COMMISSION'S HANDS ARE TIED UNTIL THAT DETERMINATION CAN BE MADE AND UNTIL THEN, THEY HAVE TO OPERATE WITH PRESERVING THE ORIGINAL MATERIALS AND REPLACING IN KIND.

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MR. FERRELL EXPRESSED CONCERN ABOUT DWINDLING NUMBERS AT THE CHURCH, BUT A DESIRE TO RESPECT THE HISTORIC BUILDING WHILE SAVING COSTS LONG TERM. MR. FERRELL SAID HE ALSO FOUND A SUPPLIER THAT COULD PRODUCE FIBERGLASS LOUVERS THAT WOULD LOOK THE SAME BUT ARE INOPERABLE.

MR. MILLER SAID IT WOULD BE HELPFUL FOR MR. FERRELL TO PUT TOGETHER A LIST OF PROPOSED ALTERNATIVE MATERIALS, BECAUSE WHEN THE PROPOSED WORK WAS LAST PRESENTED, THERE WERE A LOT OF UNKNOWN WITH WHAT SUBSTITUTE MATERIALS WOULD BE USED, INCLUDING THE LOUVERS, SIDING, TRIM, SOFFIT, AND FASCIA.

MR. MILLER ADDED THAT PURSUIT OF ANY GRANTS FROM THE PRESERVATION WORLD WOULD HAVE SIMILAR GUIDELINES FOR THE REPAIR OF EXISTING MATERIALS AND REPLACEMENT IN KIND VERSUS FULL REPLACEMENT. MR. MILLER SAID THERE ARE GRANTS OUTSIDE OF PRESERVATION, BUT WANTED TO MAKE SURE THAT WAS KNOWN. MR. MILLER ASKED MR. FERRELL IF HE THOUGHT PUTTING TOGETHER A LIST OF PROPOSED SUBSTITUTE MATERIAL WOULD BE DOABLE, EVEN THOUGH THAT ONLY SOLVES ONE PROBLEM.

MR. PIETRZAK ASKED IF THE INTERIOR OF THE STEEPLE IS ACCESSIBLE. MR. FERRELL SAID IT IS ACCESSIBLE. MR. MILLER STATED THAT HE HAS BEEN INSIDE THE STEEPLE AS WELL. MR. PIETRZAK RECOMMENDED THE CONVERSATION CONTINUE OUTSIDE OF THE MEETING.

MS. MCBRIDE THANKED MR. FERRELL FOR HIS WORK AND STATED THAT IT IS A LOT OF EFFORT TO KEEP UP AN OLD CHURCH.

**OLD BUSINESS**

MR. MILLER SAID THERE WAS NO OLD BUSINESS, BUT INFORMED THE COMMISSION THAT THERE SHOULD BE AN UPCOMING REQUEST TO AMEND THE COAs FOR THE WORK APPROVED ON THE TWO COMMERCIAL BUILDINGS ACROSS THE INTERSECTION FROM CITY HALL. THE PETITIONERS HAVE NOT YET PROVIDED THE INFORMATION REQUESTED BY STAFF.

[MEETING RECORDING STOPPED]

**STAFF COMMENT**

**PUBLIC COMMENT**

MS. MCBRIDE INQUIRED ABOUT ANY UPDATES ON THE CENTER STREET HOUSE [131 CENTER STREET]. MR. PIETRZAK SAID THERE WERE NO UPDATES ON THE PROPERTY AND THAT HE WOULD CONTINUE TO LOOK INTO THE SITUATION, ALTHOUGH THERE ARE ACTIVE BUILDING PERMITS PULLED.

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

**NEXT MEETING: AUGUST 17, 2021**

MINUTES APPROVED ON

8/17/21

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CHAIRMAN

*Juff Tally*

ATTEST

*Rita J. McBride*