

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
JUNE 16, 2020**

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

MEMBERS IN ATTENDANCE: PAULA ISOLAMPI, ROBB ZIMMERMAN, TOM EHRHARDT, CHRIS KOVOVICH, RITA MCBRIDE, TIFFANY TOLBERT

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

PLEDGE OF ALLEGIANCE

ROLL CALL –

APPROVAL OF MINUTES – MARCH 17, 2020

MR. ZIMMERMAN MADE A MOTION TO APPROVE THE MINUTES FOR MARCH 17, 2020. MS. ISOLAMPI SECONDED; MOTION CARRIED.

MS. DENARIE KANE, DIRECTOR OF DEVELOPMENT FOR THE CITY OF HOBART, JOINED THE MEETING VIA TELEPHONE

MR. PIETRZAK NOTED THAT A TELECONFERENCE SERVICE IS SETUP FOR THE MEETING AND PROVIDED INSTRUCTIONS. MS. TOLBERT REMINDED MEMBERS TO SPEAK INTO THEIR MICROPHONES AND FOR ANYONE PRESENTING TO SPEAK INTO THE MICROPHONE AT THE PODIUM.

ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA – NO AMENDMENTS OR ADDITIONS

NEW BUSINESS

**HHPC 19-10B PETITIONER: WARREN ENGSTROM, OWNER
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: AWNING, LIGHTING, SIGNAGE
LOCATION: 313 MAIN STREET**

MR. EHRHARDT NOTED THAT HE DID NOT RECEIVE A COPY OF THE APPLICATION. MS. TOLBERT REQUESTED A COPY FOR MR. EHRHARDT.

MR. WARREN ENGSTROM WAS IN ATTENDANCE AND PRESENTED THE DETAILS OF THE APPLICATION. MS. TOLBERT ASKED IF THE LIGHTING WAS ALREADY INSTALLED. MR. ENGSTROM CONFIRMED IT WAS. MS. TOLBERT PROVIDED A SUMMARY OF THE APPLICATION FOR THE PETITIONER TO CONFIRM.

MS. TOLBERT ASKED FOR THE STAFF REPORT. MR. MILLER PRESENTED THE REPORT.

THE PROPERTY, 313 MAIN STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

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DESCRIPTION OF THE PROJECT:

- INSTALL ALUMINUM AWNING (PREVIOUSLY ON BUILDING) COVERED WITH BLACK CANVAS MEASURING APPROXIMATELY 44' LONG, 51" TALL, AND 4' DEEP; POSITIONED ABOVE STOREFRONT GLASS OPENINGS
- INSTALL NON-ILLUMINATED HDU [HIGH DENSITY URETHANE] SIGNAGE APPROXIMATELY 18" TALL, 18' 8" LONG, AND 1.5" DEEP; POSITIONED OFF-CENTER ON THE BRICK PARAPET WALL BETWEEN THE BELT COURSE AND CAPSTONE.
- INSTALL FIVE (5) BLACK ALUMINUM, GOOSENECK LIGHTS ON THE BRICK PARAPET WALL TO EXTERNALLY ILLUMINATE PROPOSED SIGNAGE. FIXTURES MEASURE APPROXIMATELY 18" TALL, PROJECT 26" FROM THE WALL, AND HAVE A 10" WIDE SHADE [ALREADY INSTALLED WITHOUT COA APPROVAL].

THE HISTORIC PRESERVATION COMMISSION REVIEWED AND APPROVED FAÇADE WORK AT 313 MAIN STREET ON NOVEMBER 19, 2019 AND FEBRUARY 18, 2020 (SEE ATTACHED PHOTOGRAPHS). THE LIGHTING INCLUDED IN THE PETITION WAS NOT PART OF THE WORK REVIEWED AND APPROVED BUT WAS SUBSEQUENTLY INSTALLED WITHOUT A CERTIFICATE OF APPROVAL.

STAFF RECOMMENDS APPROVAL AS SUBMITTED GIVEN THAT THE PROPOSED AWNING, SIGNAGE, AND LIGHTING ARE IN KEEPING WITH THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES.

MR. ZIMMERMAN EXPRESSED CONCERN ABOUT THE WOOD ABOVE THE STOREFRONT WINDOW THAT HAD DETERIORATED AND WAS SUPPOSED TO BE REMOVED AS PART OF THE MASONRY REPAIRS. MR. ZIMMERMAN SAID THE PROJECT SHOULD HAVE BEEN SUBMITTED AS A WHOLE AND NOT PIECEMEAL TO AVOID THESE TYPES OF MISTAKES. HE ALSO ASKED ABOUT THE FLASHING OVER THE NEW MASONRY. THE CONCERN BEING THAT IF AN AWNING IS ATTACHED IS ROTTED WOOD, IT MAY NOT BE STRUCTURALLY SOUND.

MR. MILLER RECALLED HIS CONVERSATION WITH THE CONTRACTOR THAT COMPLETED THE WORK AND THAT ANY AWNING WOULD BE ANCHORED TO THE REAR WALL AND NOT THE FACE MASONRY. MR. MILLER SAID THAT HE WAS NOT ON SITE TO WITNESS THE WORK IN PROGRESS. MR. ZIMMERMAN SAID HE WAS ON SITE DURING WORK AND OBSERVED SEVERAL LOCATIONS OF ROTTED WOOD WHERE NEW MASONRY AND METAL FLASHING WAS INSTALLED DIRECTLY ON TOP. MR. ENGSTROM SAID SOME OF THE WOOD WAS REPLACED, BUT NOT ALL.

MS. TOLBERT RECALLED THE CONTRACTOR'S COMMENTS ABOUT ANCHORING TO THE MASONRY WALL AND NOT THE WOOD. MR. ZIMMERMAN ASKED IF THE PLANS REFLECTED THIS. MR. MILLER SAID THE APPLICATION HAS NO DESCRIPTION OF HOW THE AWNING WOULD BE ANCHORED BUT THE RENDERING SHOWS THAT IT WOULD LIKELY BE MOUNTED ONTO THE BRICK.

MR. EHRHARDT ASKED IF THE WOOD ELEMENT WAS A STRUCTURAL LINTEL ABOVE THE STOREFRONT. MR. MILLER SAID THERE WAS A STEEL BEAM. MS. TOLBERT RECOMMENDED THAT IT BE MADE CLEAR TO THE AWNING CONTRACTOR THAT THE AWNING WOULD BE ANCHORED IN THE BRICK WALL AND NOT ON THE NEW MASONRY BLOCK. MR. ZIMMERMAN SAID HIS CONCERN WAS ALWAYS STRUCTURAL AND IF THERE IS STEEL ABOVE THE STOREFRONT THEN IT WILL BE OKAY.

MS. TOLBERT SAID THE PROPOSED SIGNAGE LOOKS GOOD, ESPECIALLY WITH THE LIGHTING. MR. ZIMMERMAN AND MR. EHRHARDT AGREED. MS. TOLBERT CALLED FOR A MOTION.

MR. KOSOVICH MADE A MOTION TO ACCEPT HHPC 19-10B AS SUBMITTED. SECONDED BY MR. EHRHARDT; MOTION CARRIED.

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HHPC 20-02 PETITIONER: TOMAS GILAZYN
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIDING, TRIM , WINDOWS/DOORS, PORCH
LOCATION: 512 E. 4TH STREET

MS. TOLBERT ASKED IF THE PETITIONER WAS PRESENT.

MR. MILLER SAID THE PETITIONER RESPONDED ON FRIDAY THAT THEY WOULD BE IN ATTENDANCE BUT THEY HAVE NOT SHOWED UP YET. MS. TOLBERT EXPRESSED THE DESIRE OF THE COMMISSION TO HAVE PETITIONERS PRESENT IN PERSON. MR. ZIMMERMAN EXPRESSED FRUSTRATION ABOUT THE SITUATION. MR. MILLER SAID EVERYTHING HAS BEEN SUBMITTED BUT THEY ARE NOT PRESENT.

MS. TOLBERT SAID IT WOULD BE WORTH A DISCUSSION AND THEN THEY COULD SEE IF THEY WOULD BE READY TO VOTE WITHOUT THE PETITIONER PRESENT. MR. MILLER AGREED HE COULD GO OVER THE SCOPE SINCE IT WAS MADE BY STAFF IN CONJUNCTION WITH THE PETITIONER.

MR. MILLER PRESENTED THE STAFF REPORT. THE PROPERTY, 512 E. 4TH STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT.

DESCRIPTION OF PROJECT:

- REPLACE EXISTING WOOD CLAPBOARD SIDING, WOOD CORNER BOARDS, WOOD SOFFIT, AND WOOD FASCIA WITH 5 1/16" X 7 1/4" HARDIE PLANK [4" REVEAL TO MATCH EXISTING], 3/4" X 3 1/2" HARDIE TRIM, AND 7 1/2" X 3/4" HARDIE TRIM; RETAIN AND REPAIR SELECT WOOD ELEMENTS WHEN POSSIBLE
- RETAIN AND REPAIR EXISTING WOOD WINDOWS AND SURROUNDING WOOD WINDOW TRIM; INSTALL CUSTOM WOOD WINDOWS TO MATCH DIMENSIONS, MATERIAL, AND DIVISIONS OF EXISTING WHEN ORIGINALS ARE NO LONGER EXTANT OR BEYOND REPAIR; REPLACE WOOD WINDOW TRIM THAT IS BEYOND REPAIR WITH 3 1/2" X 3/4" HARDIE TRIM
- RETAIN AND REPAIR EXISTING WOOD DOORS AND SURROUNDING WOOD DOOR TRIM
- REPAIR EXISTING WOOD PORCH COLUMNS AND MASONRY COLUMN PIERS; INSTALL NEW 1" X 4" PINE, TONGUE-AND-GROOVE DECKING; INSTALL NEW PORCH RAILING SYSTEM COMPRISED OF A HANDRAIL, SQUARE SPINDLES, BOTTOM RAIL, AND 4" X 4" POSTS
- SIDING IS "NAVAJO BEIGE" AND ALL WINDOWS, TRIM, CORNER BOARDS, FASCIA, SOFFIT, COLUMNS, AND RAILINGS TO BE "ARCTIC WHITE."

MS. TOLBERT ASKED ABOUT THE HEIGHT OF THE EXISTING PORCH RAILING. MR. MILLER SAID THERE WAS NO EXISTING RAILING PRESENT. MS. TOLBERT ASKED ABOUT CODE AND MR. MILLER SAID THAT THE RAILING WOULD NEED TO MEET THE MINIMUM REQUIREMENT FOR CODE.

MR. MILLER PROVIDED THE STAFF RECOMMENDATION. STAFF RECOMMENDS APPROVAL AS SUBMITTED WITH THE CONDITION THAT THE PETITIONER PURSUE REPAIR OF EXISTING WOOD ELEMENTS BEFORE PROCEEDING WITH FULL REPLACEMENT AS APPROVED. THE PROPOSED WORK IS IN KEEPING WITH THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES, INCLUDING THE APPLICATION OF SUBSTITUTE MATERIALS TO REPLACE THE SIDING, FASCIA, AND SOFFIT, AND IN SOME INSTANCES, WINDOW TRIM.

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STAFF CONDUCTED NUMEROUS SITE VISITS WITH THE PETITIONER TO ASSESS THE BUILDING CONDITION AND OBSERVED MORE THAN 50% OF THE WOOD SIDING AND MANY SECONDARY ELEMENTS DETERIORATED BEYOND REPAIR. MOST OF THE EXTERIOR WOOD SIDING HAD ALSO BEEN REMOVED WITHOUT APPROVAL. THE DESIGN GUIDELINES CALL FOR THE USE OF ARTIFICIAL SIDING ONLY WHEN THE ORIGINAL IS BEYOND REPAIR – AND UNFORTUNATELY IN THIS CASE FULLY REMOVED – AND SHOULD MATCH THE EXISTING IN SIZE, PROFILE, AND STYLING.

MS. TOLBERT ASKED IF THE APPLICANTS ARE OKAY WITH THE SCOPE OF WORK. MR. MILLER CONFIRMED AND STATED THAT THE SCOPE OF WORK WAS PUT TOGETHER WITH THE APPLICANT.

MR. EHRHARDT ASKED ABOUT THE HARDIE PRODUCT. MR. MILLER SAID IT IS CEMENT AND COMES IN PREFABBED PIECES. MR. EHRHARDT SAID HE WOULD LIKE TO SEE A SAMPLE. MR. EHRHARDT ASKED ABOUT THE TIMELINE FOR THE PROJECT, INCLUDING THE COMMERCIAL BUILDING. MR. MILLER SAID HE COULD NOT SPEAK FOR THE OWNER BUT STAFF WAS ABLE TO GET A FULL APPLICATION PULLED TOGETHER AND THAT IS ABOUT AS FAR AS THEY COULD GO.

MR. SERGIO MENDOZA [HOBART CITY PLANNER] SPOKE FROM THE TELEPHONE AND SHARED THAT THE COMMISSION HAS ACTED IN THE PAST WITHOUT THE PETITIONER BEING PRESENT. MS. TOLBERT RESPONDED THAT IT WOULD BE UP TO THE COMMISSION ON HOW TO ACT.

MS. TOLBERT ASKED ABOUT THE SIDING BEHIND THE FRONT PORCH. MR. MILLER CONFIRMED IT WAS THE ORIGINAL SIDING AND THAT IT COULD BE REHABILITATED. MS. TOLBERT ASKED ABOUT THE PROPOSAL TO REPLACE THE FASCIA ON THE GABLE WITH HARDIEBOARD AND THE FASCIA ON THE PORCH WOULD BE REPLACED WITH PLYWOOD. MR. MILLER SAID THE REPLACEMENT IN-KIND WITH WOOD ON THE PORCH WAS ALREADY COMPLETED. MR. MILLER SAID HE COULD NOT OBSERVE THE CONDITION OF THE FASCIA ON THE GABLE, BUT THAT MANY OF THOSE ELEMENTS ARE SIMPLE ENOUGH TO BE REPAIRED OR REPLACED WITH WOOD. MS. TOLBERT SAID IT WOULD BE PREFERABLE TO BE REPLACED WITH WOOD SO THAT IT IS NOT AN OVERWHELMING AMOUNT OF SUBSTITUTE MATERIALS.

MS. TOLBERT SAID IT WOULD BE BEST TO TRY AND KEEP WOOD WHEN POSSIBLE. MR. MILLER RELAYED THE CHALLENGE THE PETITIONER EXPRESSED ABOUT THE INTERFACE BETWEEN HARDIE PRODUCT AND WOOD.

MS. TOLBERT EXPRESSED HER DESIRE FOR THE PROJECT TO MOVE FORWARD AND FOR STAFF TO CLOSELY MONITOR THE WORK ON SITE IF THE APPLICATION WERE TO BE APPROVED. MR. PIETRZAK SUGGESTED THE SCOPE OF WORK GET UPDATED WITH WHAT THE COMMISSION WOULD LIKE TO SEE AND THEN ALLOW THE BOARD OF WORKS TO HOLD THE OWNER TO ACCOUNT SINCE THEY HAVE A LOT MORE ENFORCEMENT ABILITIES. MR. PIETRZAK SAID IF A COA IS APPROVED, THEN THE BOARD OF WORKS AND BUILDING COMMISSIONER CAN TAKE ACTION. MS. TOLBERT REITERATED THE NEED TO HAVE EVERYTHING ON THE RECORD.

MR. MILLER REPEATED THE CHANGES TO THE PROPOSAL DISCUSSED THUS FAR. MR. MILLER SAID THE SIDING AT THE PORCH WOULD REMAIN AND THE FASCIA AND SOFFIT WOULD BE EITHER REPAIRED OR REPLACED WITH WOOD IN-KIND. MR. ZIMMERMAN AND MS. ISOLAMPI AGREED WITH THE CHANGES. MS. TOLBERT CALLED FOR A MOTION WITH THE CHANGES RESTATED BY MR. MILLER.

MR. ZIMMERMAN ASKED IF ANYTHING COULD BE DONE ABOUT THE COMMERCIAL BUILDINGS AND REPEATED HIS CONCERNS RAISED AT PREVIOUS MEETINGS. MR. EHRHARDT RAISED CONCERNS ABOUT PUBLIC SAFETY WITH THE CURRENT STATE OF THE PROPERTY. MS. TOLBERT SAID THE COMMISSION CAN ONLY DO SO MUCH AND BY APPROVING THE PETITION, IT WOULD THEN BE UP TO THE BOARD OF WORKS TO ENFORCE ACTION. MR. PIETRZAK SAID THE COMMISSION CAN RELAY SPECIFIC RECOMMENDATIONS TO THE BOARD OF WORKS IF DESIRED AND ASKED MR.

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ZIMMERMAN ABOUT THE SPECIFIC CONCERN HE HAD WITH THE COMMERCIAL BUILDINGS SO HE COULD SEND IT TO THE BUILDING COMMISSIONER. MR. ZIMMERMAN EXPLAINED IT IS THE BROKEN FRONT WINDOW ON THE INTERIOR COMMERCIAL BUILDING.

MS. TOLBERT ENCOURAGED SENDING A RECOMMENDED TIMELINE TO THE BOARD OF WORKS. MS. MCBRIDE SAID THEY HAD DRAGGED THEIR FEET LONG ENOUGH. MR. MILLER SAID THAT THERE MAY BE SOME DELAY WITH WINDOW WORK, BUT EVERYTHING ELSE COULD BE DONE IN A TIMELY MANNER AND WOULD NOT HAVE TO WAIT FOR THE WINDOWS TO BE COMPLETED.

MS. TOLBERT REPEATED THE CHANGES TO THE PROPOSAL AND RECOMMENDATION THE WORK BE DONE IN A TIMELY MANNER NOT TO EXCEED 90 DAYS. MR. EHRHARDT MOTIONED TO APPROVE THE PROPOSAL WITH THE DISCUSSED CHANGES AND EXPECTATION OF COMPLETION IN A TIMELY MANNER. SECONDED BY MR. ZIMMERMAN; MOTION CARRIED.

HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION UPDATE

MR. MILLER SAID THERE IS NO UPDATE WITH THE APPLICATION. THE STATE PRESERVATION OFFICE WAS NOT RESPONSIVE TO RECENT INQUIRIES.

MS. TOLBERT ANNOUNCED THE STATE PRESERVATION CONFERENCE WAS POSTPONED UNTIL 2021. CLG'S RECEIVE SCHOLARSHIPS FOR COMMISSION MEMBERS TO ATTEND THE CONFERENCE.

REMAINING GOALS FOR 2020

MR. MILLER ASKED THE COMMISSION IF THEY HAD ANY REMAINING GOALS FOR 2020, INCLUDING A WALKING TOUR, NATIONAL REGISTER NOMINATIONS, OR DISCUSSING GOALS FOR NEXT YEAR.

MS. TOLBERT SAID AN AWARD PROGRAM WOULD BE NICE TO ACKNOWLEDGE THE WORK OF PROPERTY OWNERS; POTENTIALLY FOR NEXT YEAR'S PRESERVATION MONTH [MAY]. MS. ISOLAMPI MENTIONED THE UNITARIAN CHURCH VISITED THE HISTORICAL SOCIETY FOR INFORMATION AFTER RECENT STORM DAMAGE SO THEY COULD MAKE HISTORICALLY APPROPRIATE REPAIRS. MR. MILLER ASKED IF THE CHURCH WAS LOCALLY DESIGNATED. MS. TOLBERT SAID IT IS DESIGNATED LOCALLY AND NATIONALLY.

MS. TOLBERT SAID A TOUR MAY BE POSSIBLE, BUT IT WOULD BE HELPFUL TO WAIT ANOTHER MONTH SO SEE THE STATUS OF EVERYTHING. MR. ZIMMERMAN SAID THE CHAMBER OF COMMERCE IS HOSTING A FAMILY FUN DAY ON AUGUST 29 AND A WALK COULD BE INCLUDED AS PART OF THE FESTIVITIES.

MR. KOSOVICH CONGRATULATED THE HOBART HISTORICAL SOCIETY FOR A RECENT GRANT AWARD. MS. ISOLAMPI EXPLAINED THE HISTORICAL SOCIETY RECEIVED A GRANT FROM INDIANA HUMANITIES TO HELP WITH OPERATIONS. MS. TOLBERT EXPLAINED THE GRANT PROGRAM WAS STATEWIDE AND PROVIDED ABOUT \$600,000 FROM THE CARES ACT TO SUSTAIN NON-PROFITS ACROSS THE STATE.

PUBLIC COMMENT

NONE

MR. ZIMMERMAN MADE A MOTION TO ADJOURN.

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MEETING ADJOURNED

NEXT MEETING: JULY 21, 2020

MINUTES APPROVED ON 7/21/2020

CHAIRMAN Jiff Jellison ATTEST Rita McBride