

## HISTORICAL PRESERVATION

March 27, 2023

REGULAR MEETING

### ROLL CALL

The meeting was called to order at 6:00 p.m. Chairman Paul Bremer asked for the roll call to be conducted. Members in attendance and absent are listed below:

*Bremer announced that Grace Benninger has resigned from her position and Josh Watson was appointed as the new Planning & Zoning Administrator and Luke Frick as the new Assistant Planner.*

**Members Present:** Chairman Paul Bremer, Todd Kabella, Jim Kendall, Richard Oesterle, Jim Crisman

**Members Absent:** Jolene Bolinger, , Laura Sauerman

**Staff Present:** Landmarks Advisor Blake Swihart, Executive Secretary Josh Watson, Assistant Planner Luke Fricke, Recording Secretary Jenni Pause, Media Menager Mary Freda

### APPROVAL OF MINUTES

Chairman Bremer requested a motion to approve the minutes for February 27, 2023 meeting. Jim Kendall motioned to approve the meeting minutes as presented. Jim Crisman seconded the motion. A roll call vote was taken by a vote of 5 Ayes, 0 Nays, 0 Abstention, the motion passed, and the meeting minutes for February 27, 2023 were approved.

### OLD BUSINESS

None

### NEW BUSINESS

#### **23-03 Tom Waddell, Petitioner/Owner**

**Request:** Certificate of Appropriateness

**Purpose:** Window Signage

**Location:** 112 North Main Street

Tom Waddell, 112 N. Main St., came before the Board and provided an overview of the petition. Waddell detailed the proposed colors and design.

Indiana Landmarks Advisor Blake Swihart reported the proposed signage meets the guidelines and recommended approval.

Todd Kabella asked if the upper signage was already approved. Executive Secretary Josh Watson confirmed the upper signage was already approved.

Bremer entertained a motion for the Finding of Facts for this petition. Kendall motioned to approve Petition #23-03 as submitted. Kabella seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-01 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Kabella motioned to approve #23-03. Kendall seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-03 was approved.

**23-04 Julian Bravo, Petitioner/Owner**

**Request:** Certificate of Appropriateness

**Purpose:** Window Signage

**Location:** 150 West Joliet Street

Julian Bravo, 150 W. Joliet St., came before the Board and provided an overview of the petition.

Kendall asked if there would be any other signage on the building. Bravo stated not as of right now.

Bremer informed the petitioner that neon signage is not allowed on the square and asked Bravo if he is ok with that. Bravo asked if he could put the neon sign on the interior wall. The Board agreed as long as the sign is on the inside of the building and not on the window it would be ok. Bremer asked Bravo to verify the window sticker would be as presented without the neon sign. Bravo confirmed. Watson stated as long as the neon sign is on the interior and not on the window it is ok with it being visible from the street.

Kendall asked Bravo if he has a size for the window vinyl. Watson reported the sign will be 32 x 28.

Kabella asked if the sign will be glossy or shiny. Bravo stated the sign will be flat vinyl with no shine.

Swihart reported based on the removal of the neon sign he would recommend approval of the vinyl signage for the window as submitted.

Bremer entertained a motion for the Finding of Facts for this petition. Oesterle motioned to approve Petition #23-04 as submitted with the removal of the neon sign. Crisman seconded the motion. With no

further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-04 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Kendall motioned to approve #23-04. Kabella seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-04 was approved.

**23-05 Thomas Mitchell, Petitioner/Owner**

**Request:** Certificate of Appropriateness

**Purpose:** Front Porch Remodel

**Location:** 129 North Grant Street

Thomas Mitchell, 129 N Grant St., came before the Board and provided an overview of the petition.

Bremer stated they had an ad hoc meeting at the site a few weeks ago.

Mitchell stated he would like to deconstruct what is there now and build a covered front porch with two pillars and a front guardrail and handrails on either side of the stairs. Mitchell stated he can come back with a specific estimator's breakdown to get full approval. Kabella stated they can just put in their approval that the shingles would need to match the existing roof and specify the colors the front porch, columns and railings would be so he does not have to come back before the Board.

Mitchell stated he would like to use trex decking for the deck and stairs. Kendall asked if the guardrail will continue from the pillars to the house. Mitchell stated it will not because the front porch will sit under 30" from the ground and it is not required. Kendall asked for verification that a deck under 30" does not require a guardrail. Pause confirmed building code does not require a guardrail for anything under 30" from final grade. Pause stated the project will require a building permit and inspections.

Swihart stated this is a contributing structure in the district. Swihart stated the existing porch is most likely not original to the house. Swihart stated he found a picture from 1987 that had a similar porch on from what the petitioner is proposing. Swihart asked the petitioner to verify that he is planning to put a shed roof on. Mitchell confirmed he needs to do that to protect the limestone. Mitchell stated his only issue would be the shed roof and the trex decking. Swihart recommended that if the board approves this they do so with conditions like color of the decking, railings and pillars along with the use of square trex deck not rounded.

Kabella reiterated that they would require squared edge trex decking. Mitchell stated he is looking for a flat surface so would prefer squared. Kabella asked Mitchell to verify that the deck would be 6 x 10. Mitchell confirmed. Kabella asked Mitchell if he was going to wrap the columns. Mitchell stated he planned on wrapping them in aluminum or vinyl. Kendall stated neither of those products are

appropriate for the district. Mitchell asked if the Board would prefer the columns to remain wood. The Board confirmed.

Bremer entertained a motion for the Finding of Facts for this petition. Kabella motioned to approve Petition #23-05 with the shingles matching the existing roof, the columns, handrail, and guardrail would be white painted wood, the decking and stairs will be a wood grain trex decking with squared edges and the porch would not require a guardrail from the columns to the house as long as the deck remains under 30" to final grade. Kendall asked if there will be a gutter. Mitchell confirmed there will be one that runs from south to north along the front of the shed roof to the downspout on the north corner to keep the water off the foundation. Kendall seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-02 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Crisman motioned to approve #23-05. Oesterle seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-05 was approved.

#### **Misc. and Public Comment**

Swihart went over the list that he provided the Board with that he feels will make procedures more efficient. Swihart stated himself and Watson could do staff approvals for things that they would be comfortable with not going before the Board. Kendall asked if they would be able to add/delete things from the list as they go along. Swihart confirmed. Swihart provided some examples of things that could be staff approved. Bremer brought up the temporary vestibules listed. Swihart stated he does not know what the city ordinance is regarding those. Watson reported the vestibules are approved by the Board of Works.

The Board and staff discussed shingle signs and what is required for them. Kabella stated the vestibules take up part of the public sidewalk. Kendall stated he believes that is why BOW approves the vestibules. Kabella stated the vestibule at Prime Steakhouse is really far out in the walkway.

Kendall asked what was found out about Prime. Watson reported they do have enough right of way from the vestibule to the curb.

Oesterle asked for clarification of what chaser lights are. Swihart reported on what chasers lights are. Kendall stated they are against the ordinance.

Swihart recommended an approval for the list with the knowledge that is not all inclusive and can be modified. Kendall motioned to approve the list for Watson and Swihart to perform staff approvals for the list knowing it is not all inclusive and can be modified by the Board. Crisman seconded the motion.

With no further discussion, Chairman asked for roll call. With a roll call vote of 5 Ayes, 0 Nay, and 0 Abstentions, the staff approval list was approved.

Watson updated the Board on the fine for Culinary Misfits, Watson stated he will draft a letter for Swihart to approve and then they would send it to legal to get the process started.

Bremer asked about the new sign on the old Rizzo insurance building. Bremer voiced his concern with the sign on the building being backlit and the sign was never before the Board. Pause stated the electric was pre-existing and approved by the Planning & Zoning. Watson stated he would look into previous approvals.

Bremer brought up the Sakura restaurant on the corner that has signs in the window going all the way up along with lights which is not allowed. Watson stated he would check into that.

Bremer stated they used to do walking tours and have not done them in awhile and would like to start that back up. Mary Freda stated the city is partnering with the library who has been doing walking tours for years. Freda stated she would update the Board on this in a few weeks.

Swihart stated the courthouse has removed windows in the last couple months but will be restoring them and returning them to their locations. Swihart stated he spoke with the Courthouse Foundation and asked them in the future to just let them know when they are doing routine maintenance.

Swihart reminded members about conflict of interests and asked that if they do have a conflict of interest they would need to recuse themselves from voting.

Swihart stated he also feels it is important when they have LLC's in front of the Board they ask the owners to be present so they are not making decisions on the property without everyone knowing.

No Public comment.

Crisman asked about a house on Grant St. that has an enclosed front porch that he does not believe had approval. The Board and discussed.

Oesterle asked about the plans for lights being strung on the square. Kendall talked about what he heard at a meeting. Kendall asked if the city would need to come before the Board to get approval. Freda stated nothing has been finalized yet for the lights.

## **ADJOURNMENT**

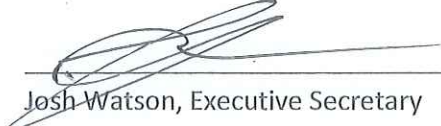
At 6:33 p.m., Chairman entertained a motion to adjourn. Kendall motioned to adjourn, seconded by Kabella.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 04 day of April, 2023.

Paul Bremer

Paul Bremer, Chairman



Josh Watson, Executive Secretary