

HISTORICAL PRESERVATION

April 24, 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:

Members Present: Chairman Paul Bremer, Todd Kabella, Jim Kendall, Richard Oesterle, Jim Crisman, Jolene Bolinger, Laura Sauerman

Members Absent: None

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

APPROVAL OF MINUTES

Chairman Bremer requested a motion to approve the minutes for April 24, 2023 meeting. Jim Kendall motioned to approve the meeting minutes as presented. Jolene Bolinger seconded the motion. A roll call vote was taken by a vote of 7 Ayes, 0 Nays, 0 Abstention, the motion passed, and the meeting minutes for April 24, 2023 were approved.

OLD BUSINESS

None

NEW BUSINESS

23-06 Marianna Moschos, Petitioner/North Court, LLC, Owner

Request: Certificate of Appropriateness

Purpose: Approval of Awning, Door & Windows

Location: 13 North Court Street

Marianna Moschos, 1646 Chalone Ct., came before the board and provided an overview of the petition. Moschos stated they would like to match the building next door to them that used to be the Registry. Moschos stated they would like to replace three windows and the door with something more professional looking. Moschos stated they would also like to put an extended awning on the building

with their name on it. Moschos asked about outdoor seating. Watson stated he could help with that when the time comes.

Bremer asked what the proposed size of the awning is. Moschos stated she believes it is close to 7' long.

Indiana Landmarks Advisor Blake Swihart recommended approval of the replacement of the window and doors. Swihart reported he has concerns with the placement of a full-length awning on the building. Swihart stated a flat sign would be more appropriate for the building style.

Kendall asked about the color of the frame for the window and doors. Moschos stated it will be aluminum and a black color that almost matches where the Registry use to be. Kendall asked for verification that she will be using architectural bronze. Moschos confirmed. Kendall asked if Moschos was the owner. Moschos stated she is the tenant. Kendall asked if the previous approval for this building which was going to be an ice cream shop was scrapped. Watson stated he believes that approval has expired.

Oesterle asked for verification of the length of the awning. Moschos stated she does not have the paperwork in front of her, she just knows it is a full awning. Moschos stated they wanted a full awning for sun and weather purposes. Moschos stated she thought the awning would help the sun from beating into the unit. Oesterle asked for verification that the proposed awning is across the entire building. Moschos confirmed.

Sauerman stated the paperwork states 25'. Moschos stated she is not sure because she does not have the paperwork. The Board discussed other awnings on the square.

Bremer entertained a motion for the Finding of Facts for this petition. Kendall motioned to approve Petition #23-06 with the previous approval for this building, Petition #22-05, being voided. Kendall stated the new approval is for the replacement of the three windows and door, in architectural bronze, along with a black sunbrella awning the length of the building with the logo and name on it in a matte finish. Oesterle seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-06 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Kabella motioned to approve #23-06. Bolinger seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-06 was approved.

23-07 Ian & Laurie Smillie, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Replace Single Car Garage with Two Car Garage

Location: 445 South Court Street

Laurie Smillie, 445 S. Court St., came before the Board and provided an overview of the petition. Smillie stated the original single car garage is from the 1920's and really needs to be torn down and stated they would like to build a two-car garage to replace it. Smillie stated they would like to turn an existing back porch into a pantry.

Kendall asked if the existing porch is enclosed. Smillie stated it is somewhat enclosed.

Indiana Landmarks Advisor Blake Swihart reported he spoke with the owner to verify the location of the proposed pantry and since it is on the rear of the house it is not as vital as something that would be visible from the street. Swihart stated the only request he would have is that the materials of the pantry match the existing house. Swihart reported that vinyl windows are not recommended and stated he could send the owners a list of the windows that are recommended. Swihart stated he went back and forth about the garage because it is a historic structure original to the house. Swihart stated he understands that they need a bigger garage because that one was built for a different type of vehicle. Swihart stated the issue is the garage is visible from the street and wondered if they could add to the existing garage. Swihart stated he was hoping they could discuss the garage.

Kendall asked if the new garage will be in the same location. Smillie stated they are moving the garage to the north. Kendall asked if the garage would have the white vinyl siding to match the house. Smillie confirmed it will match the house. Swihart recommended using an appropriate material vs the vinyl siding. Smillie stated she is ok with the clapboard siding.

Sauerman asked what shape the current garage is in. Smillie stated she feels the garage is not structurally sound and does not let her grandchildren near it.

Swihart asked about the style of the new garage. Smillie stated she feels the new garage will match the house more than the existing garage does. Smillie stated the garage will have a hip roof.

Bremer asked if they are using the garage right now. Smillie stated for things like the lawnmower and bikes. Bremer asked if they keep their car in the garage. Smillie stated they do not because the garage door does not work.

Kendall stated he understands the difficulty in trying to match the foundation of the existing garage with an addition and has found in the past it can be more costly and sometimes simply does not work.

Kendall stated he feels the design of the new garage does match the house.

Swihart stated shifting the garage out of the line of sight from the street would be better since currently it is visible from the street.

Oesterle asked the petitioner to verify that the new garage will be moved to the north. Smillie confirmed. Oesterle stated he feels the structure already sits pretty far from the street and he has no

issues with the new garage especially since they are moving it further to the north out of the line of sight and will have a hip roof.

Swihart stated the current garage is the style of the time when it was built.

Kendall asked for verification of the roof style and the overhangs. Smillie stated the new garage will match the house. Smillie and Kendall discussed the proposed roof line.

Bolinger asked for verification that the petitioner is looking to build a garage that they can use, and it will match the house style. Smillie confirmed.

Sauerman asked Swihart to verify that he is recommending a different type of siding. Swihart confirmed he does not recommend vinyl. Bremer asked Smillie if she is ok with that. Smillie confirmed she is.

Bremer entertained a motion for the Finding of Facts for this petition. Kendall motioned to approve #23-07 as presented with the current garage being removed and a new two car garage being constructed further to the north in a style and colors that matches the house with siding & windows recommended by Swihart. Kendall stated they will also be enclosing an existing rear porch to make it into a pantry that will also match the house. Bolinger seconded the motion. Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-07 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Oesterle motioned to approve #23-07. Sauerman seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-07 was approved.

23-08 TSA Properties, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Replace Windows/Exterior Lighting & Masonry Repair

Location: 216 South Main Street

Ted Rohn, 13177 Rhodes Pl, Cedar Lake, IN, came before the Board as a representative of TSA Properties and provided an overview of the petition. Rohn stated the petitioner would like to replace the storefront with anodized aluminum. Rohn stated the light fixtures will be replaced with black wall sconces. Rohn stated they also plan to clean and tuckpoint the building.

Swihart reported on the building and location. Swihart reported the building is a significant structure in the Courthouse Historic District. Swihart stated he just got a rendering of the building and has not had time to fully review. Swihart asked Rohn if the brick color will change. Rohn stated it will not change it will just be cleaned. Swihart asked if the limestone pillars are there now. Rohn confirmed they are and stated they are not changing the stone at all. Swihart reported he has no issues with the storefront

replacement. Swihart reported he wanted to make sure they were not changing the brick or limestone sashes. Rohn stated all the masonry will remain the same, it will just be cleaned.

Oesterle asked what the process they will use to clean the building. Rohn stated he is not sure. Oesterle stated there are proper processes to be used in cleaning brick. Bremer informed the petitioner to check with Swihart on the brick cleaning process to make sure it is done appropriately.

Oesterle asked if the existing light fixtures are the real thing or copies. Kendall stated this building was one of the first buildings to be redone and this façade was completely redone.

Sauerman asked about the glass panes. Rohn stated there will be 3 glass panes.

Bolinger asked Rohn to verify that the building will look the same it will just be cleaned. Rohn confirmed and will have new storefronts.

Sauerman asked if the light fixtures are appropriate. Swihart stated they are very modern, but the current ones are not original, so he has no issues with them. Sauerman stated she does not feel the light fixtures fit the style of the square. Rohn stated he can have the owner submit a sample before they order. Bremer stated they can have an ad hoc to approve the lights. Rohn stated that will work.

Kendall asked if there is any plans for signage. Rohn stated that will come later and will depend on the tenants.

Bremer entertained a motion for the Finding of Facts for this petition. Sauerman motioned to approve Petition #23-08 with the cleaning of the brick and limestone with the recommended cleaning method, replacement of the windows as presented with the 3 panes in black and the double doors with the transom. Sauerman stated the light fixtures will be determined at a future date once examples have been presented to the Board. Bolinger seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Finding of Facts for Petition #23-08 was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Bolinger motioned to approve #23-08. Crisman seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #23-08 was approved.

Misc. and Public Comment

Swihart stated he had a discussion with a colleague in Michigan that works for a Recreation and Community Development organization and spoke to her about coming down to talk about tax breaks for Historic properties. Bremer stated he thinks that is a great idea and they can speak to the Mayor's office about a location.

Bremer asked how the letter to Culinary Misfits is coming. Watson stated it is now in the Legal Dept. and the Mayors office and they will be fined. Bremer asked what the amount of the fine is. Watson stated he cannot speak about the fine.

Bremer asked about the sushi restaurant. Watson reported he spoke with them, and they will be taking the lights down.

Watson informed the Board that Leader Ones signs are down. Watson reported that there is possibly a federal regulation in place requiring the Marines windows to be covered, they are working on getting that paperwork. Watson stated they have verified through the Marines office that they are working on getting the current coverings replaced because of their condition. Watson informed the Board that the illuminated sign where Rizzo's office it was put in place before 1989 and is grandfathered in.

ADJOURNMENT

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

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by the majority on the 26 day of June, 2023.



Paul Bremer, Chairman



Josh Watson, Executive Secretary