

HISTORICAL PRESERVATION

June 28, 2021

REGULAR MEETING

ROLL CALL

The meeting was called to order at 5:30p.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, Vice Chairman Jim Kendall, Todd Kabella, Laura Sauerman, Jolene Bolinger, Jim Crisman, Richard Oesterle

Members Absent: None

Staff Present:

Landmarks Advisor Brad Miller, Executive Secretary Anthony Schlueter, Assistant Planner Grace Roman, Recording Secretary Jenni Pause

APPROVAL OF MINUTES

Chairman Bremer asked the Board if there were any additions and/or corrections to the meeting minutes for May 24, 2021. Jolene Bolinger motioned to approve the meeting minutes as presented. Jim Crisman 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 May 24, 2021 were approved.

Bremer informed Schlueter that they have never approved the January 25, 2021 meeting minutes. Bremer asked the Board to defer the approval of the January 25th meeting minutes. Rich Oesterle motioned to defer the January 25 meeting minutes to the next meeting. Jim Kendall 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 were deferred to the next meeting.

Bremer informed the Board that the petitioner has made a request to hear Petition #21-07 last due to the architect running late. Bremer asked for a motion to move the Petition. Bolinger motioned to hear Petition #21-07 last. Oesterle seconded the motion. A roll call vote was taken by a vote of 7 Ayes, 0 Nays, 0 Abstention, the motion passed.

OLD BUSINESS

21-07 Duckit, LLC, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Façade Restoration

Location: 208 South Main Street

Bryan VanRyn, 175 Coneflower Dr, Dyer, IN, came before the Commission and provided an overview of the petition. VanRyn stated due to the structural Engineering report they are requesting to tear down the first 32' of the building and reconstruct with similar materials to emulate what was there. VanRyn stated they will be using a fiber cement board or niche panel. VanRyn stated the color scheme will be similar to what is there now. VanRyn stated the proposed use will be a restaurant with possible rooftop dining.

Kendall asked VanRyn if the plan is to tear the whole front of the building down and start with new footings and everything. VanRyn confirmed most likely yes. Kendall asked VanRyn how far back they will go. VanRyn stated approximately 30'. Kendall asked VanRyn for verification of what kind of materials they propose to use to rebuild the front. VanRyn stated that is something they would have to work with the Board on but they were thinking a fiber cement panel possibly a niche panel. Kendall stated when they all met out at the site there was some discussion about trying to save some of the dark granite on the bottom to try to reuse to re-emulate what was there. VanRyn stated he does not know if they will keep the existing because of the condition but they can try.

Bremer stated some of the renderings show the second floor coming out over the sidewalk and asked VanRyn to verify what the proposal will be. VanRyn stated they will be proposing a second floor but it will be flush with the first floor. Sam Vickers provided renderings of what they are proposing. Kendall asked for clarification if the second floor will be flush with the first. VanRyn confirmed it will be flush.

Miller stated he does not have a report because he just received the full packet a couple of hours ago. Miller stated he knows there are a lot of questions about the second floor and whether it cantilevers as well as questions about windows and doors. Miller stated he thinks there are about 20 pages of renderings that the Board has not seen because he just received them. Miller reported that is part of the challenge with providing comments to the Board. Bremer stated it sounds like they are not ready to have a motion made.

Kabella stated he would like it noted that the second floor windows at that length and height would be a safety issue.

Bolinger asked Miller about the historical aspect of the building. Bolinger stated she thought they were supposed to keep as much as possible and the new rendering looks nothing like the existing building. Miller reported that if the Board grants approval for the removal of the façade the new façade should be designed to stay similar to the existing in design, materials and color.

Crisman asked if they need to replicate what is existing when they go to reconstruct. Miller reported that would be up to the Commission. Miller reported by Ordinance the Commission is allowed to review

the number, position and size of the windows on the new façade. Crisman asked Miller to verify that the recommendation would be to keep the façade and windows as is when reconstructing. Miller confirmed. Miller reported that if the existing façade cannot be saved then the new façade should be a reproduction of what is existing. Crisman voiced his concern with allowing things to continually change might affect their designation as a National Historic District. Crisman asked if that could affect the special downtown liquor licenses. Miller confirmed it could affect certain licenses. Kendall stated if something happens to their designation it could affect those licenses.

Crisman asked them if they could just remove the second floor or could they go from the top. VanRyn stated the entire front wall is bad. VanRyn stated they could start demoing the façade and the whole thing could come down. Miller asked if they could assume that the front section used to be just one big room. VanRyn stated he believes so.

VanRyn stated they are really just looking for an approval for the removal of the front façade and then they can work with the Commission on the new design. Bolinger stated the issue is the proposed design looks nothing like what is existing. VanRyn stated nothing is set in stone and he can work with the Commission on the new design. The Commission discussed the drastic change between what is existing and what they are proposing. Kendall stated the first thing they are looking at is the existing façade being demolished and then the second would be the reconstruction. Kendall stated they can allow the petitioner to go ahead and demolish the unsafe portion of the building and then have them come back to work with the Commission on a design that fits the guidelines and emulates what is there. Kendall stated he feels that the new façade needs to be more in line with what is currently existing and they have made other businesses do the same. VanRyn stated they can work with the Commission on a happy median.

Schlueter stated he feels what needs to be done is they need to approve the demo of the first 30' and they can come back to the Commission to work on the design and materials for the new façade. Schlueter stated the liquor licenses on the square are not in jeopardy.

Bolinger stated they need to come back with something that looks more like the existing façade.

Miller asked if there was any discussion about what it would take to reengineer and save the current façade. VanRyn stated that the condition is too bad. Sauerman stated she wanted the public to be aware of how bad the building is, VanRyn was able to remove bricks under the window with his hand. Sauerman stated the brick was also cut into to take utilities upstairs. Sauerman stated the building was actually frightening. Sauerman stated the front of the building is not salvageable because it is not safe.

Kendall stated when they were on site they discussed the 1936 date on the granite on the building being possibly reused in the rebuild. Sauerman stated it would be great if the Lake County Trust granite could be saved as well.

Bremer asked for clarification of how many feet they would like to remove. VanRyn stated 32'.

Bremer entertained a motion for the Finding of Facts for this petition. Kendall motioned to approve the #19-07 for the demolition of the first 32' due to the structural engineering report with Commission asking the owner to save as much of the original materials on the existing façade as possible, including granite, limestone & existing signs, to be used in the reconstruction. Bolinger seconded the motion. Miller asked the Commission to clarify if the materials salvaged should be used on the new façade. Kendall amended his motion to include the salvaged materials should be used on the new exterior façade. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, Petition #19-07 regarding the Finding of Facts was approved.

Bremer clarified that this approval is for the demolition of the first 32' only and that the petitioner would have to come back before the Commission for approval of the new façade.

Sauerman voiced her concern with the petitioner not salvaging materials because they do not want to use them on the new façade and stated she is trusting they will do their best to save what they can. Bremer stated he feels everything but the bottom is in really good shape.

NEW BUSINESS

21-09 Jim Keilman, Petitioner/PGKT, LLC, Owner

Request: Certificate of Appropriateness

Purpose: Façade Restoration

Location: 109 West Joliet Street

Jim Keilman, 111 ½ W. Joliet St., came before the Board as a representative for the petitioner and provided an overview of the petition. Keilman stated most of the alterations will be done to the first floor. Keilman stated the masonry on the entire building will be restored and cleaned. Keilman stated all the light fixtures will be replaced, they are proposing 2 new signs and a new awning. Keilman detailed the changes they are proposing along with design and materials.

Kabella asked Keilman to verify that the replacement lighting will be goose neck lighting. Keilman confirmed. Kabella asked Keilman to verify that the windows were already replaced previously. Keilman confirmed. Kabella asked Keilman to verify that the new windows will be aluminum. Keilman confirmed. Kabella asked if the glass will be gray tint. Keilman stated there will be no tint, it will be clear glazing. Keilman stated there will be no operable windows in this building.

Kendall asked Keilman to verify that there are 9 light fixtures on the building. Keilman confirmed. Keilman stated the lower and upper lights will be goose neck and the 3 in the middle will be up/down lights.

State Advisor Brad Miller reported that building is a significant structure in the Downtown Historic District. Miller reported the lower windows and doors will be removed and replaced. Miller reported on the colors and materials. Miller reported that the petitioner is looking to install a bull-nose canopy, two new signs and replace all light fixtures. Miller reported that the cleaning and restoring of the masonry is maintenance and does not require any review. Miller recommended approval of the new storefront, colors, design and light fixture replacement. Miller reported Staff recommends denial of the proposed awning and signage. Miller reported the proposed lower sign is appropriate for the district but the proposed upper sign is not appropriate for the district.

Kabella asked Keilman if the petitioners are fixed on the barrel. Keilman confirmed. Miller stated the guidelines state barrel is inappropriate but this is bull nose so take those semantics as is. Staff and Board discussed barrel vs bull nose awnings. Kabella asked Keilman to verify that the awning is removable. Keilman confirmed. Kabella asked Keilman to verify that the existing awning would be removed and the bull nose awning over the door would be the only awning. Keilman confirmed.

Oesterle asked for verification of which rendering represents the proposed awning. Keilman detailed the proposed awning over the door. Keilman stated they are concealing some of the steel beam. Miller stated he feels the awning is really up to the Board because it is a matter of semantics.

Kendall asked if they could shorten the awning and lower exposing the beam. Keilman stated he has aversion of that and did think about doing it that way.

Crisman asked Keilman if they could come up with a different design. Keilman stated he could.

Kendall asked if they could approve everything but the awning and signage and do those approvals with an ad hoc.

Sauerman stated she is a little more concerned with the upper Umi Sushi sign and what kind of resolution they can come up with so people know that there is another business there. Keilman stated they had discussed some various options with Miller at the site. Keilman stated he can run some of the ideas past the owners. Keilman stated the owners just want people to know where the Umi Sushi is located.

Kendall stated there was a sign that was previously on the building that was installed without approval that was removed. Kendall asked if they put up the bull nose awning is there room on the awning for the sign. Keilman stated possibly. The Board stated they thought that was a good idea.

Sauerman asked if there is a sign at the top in the picture from 1939. Keilman stated there is definitely something there. Miller stated there may be a sign but the guidelines calls for signage to be down at pedestrian level.

Schlueter asked the Board if they feel the sign would be degrading at all because it is important for that business to be identified. Sauerman asked if there are any signs around the square at the second level. Miller stated the only one was done without approval because the Board has been really good about following the guidelines and not allowing them.

Kabella asked if the owners would be open to a shingle sign. Keilman stated he could ask.

Bremer entertained a motion for the Finding of Facts for this petition. Kabella motioned to approve #21-09 as presented without the signage and awning which would be approved by an ad hoc committee at a later date. Kabella recommended the awning being placed lower so that the steel beam would be exposed and keeping the bull nose shape. Bolinger seconded the motion. Crisman asked for clarification on what is being approved and what will be approved by the ad hoc. Kabella stated the ad hoc would need to approve the second story business signage and the final awning design. With no further discussion, Chairman asked for roll call. With a roll call vote of 7 Ayes, 0 Nay, and 0 Abstentions, Petition #21-09 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Bolinger motioned to approve #21-09. Kendall 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, Petition #21-09 regarding the Certificate of Appropriateness for Petition #21-09 was approved.

Oesterle recused himself from the next petition.

21-10 Jennifer Ruiz-Vasquez, Petitioner/Richard Oesterle-The Old Bank, Owner

Request: Certificate of Appropriateness

Purpose: On Building Sign

Location: 138 S. Main Street

John Vasquez, 7623 E 112th Ave, came before the Commission and provided an overview of the petition. Vasquez stated they are simply replacing the vinyl on the existing sign. Kendall asked for verification that the new sign will be black and white. Vasquez confirmed. Kabella asked the petitioner to verify that the finish will be satin and not glossy. Vasquez stated the sign will be a satin finish. Matt from Signs on Time came before the Board and provided details about the new proposed sign.

Miller asked what the dimensions of the sign are. Matt stated roughly 2 x 7'. Miller reported the building is a significant structure in the downtown historic district. Miller reported on the size, colors and design. Miller recommended approval as it keeps with the district guidelines.

Bremer entertained a motion for the Finding of Facts for this petition. Kendall motioned to approve #21-10 for black and white satin/matte finish vinyl letters for the existing sign panel. Bolinger seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 6 Ayes, 0 Nay, and 1 Abstentions, Petition #21-06 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Bolinger motioned to approve #21-10. Crisman seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 6 Ayes, 0 Nay, and 1 Abstentions, Petition #21-10 regarding the Certificate of Appropriateness was approved.

Oesterle returned to the Board

Misc. and Public Comment

Debbie Thill, 321 E. Clark St., came and voiced her concern with all the radical changes, historic buildings that are being changed or torn down. Thill read an article about Railroad Depot that was torn down in 1996. Thill stated the East Side Historic District is still waiting for their sign. Bremer stated that is being worked on.

Miller updated the Commission on 302 E. Clark St.

No Misc.

ADJOURNMENT

At 6:48 p.m., Chairman entertained a motion to adjourn. Bolinger motioned to adjourn, seconded by Kendall.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 26th day of July, 2021.

Paul Bremer
Paul Bremer, Chairman

Anthony Schlueter
Anthony Schlueter, Executive Secretary

