

HISTORICAL PRESERVATION

August 30, 2021

SPECIAL MEETING

ROLL CALL

The meeting was called to order at 5:46p.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 informed the Board the minutes would be deferred to the next meeting. Jolene Bolinger motioned to defer the August 23, 2021 meeting minutes. 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 for August 23, 2021 were deferred to the next meeting

OLD BUSINESS

21-07 Duckit, LLC, Petitioner/Owner

Request: Certificate of Appropriateness

Purpose: Façade Restoration

Location: 208 South Main Street

Kyle Ropac, 1145 Mary Ellen Ct., came before the Board and provided an overview of the petition and the changes made to the submittal from last week. Ropac stated 3 hours prior to the meeting, Sandy Boyd provided him with the pictures of the original building located at this location from 1847. Ropac stated the original building was a hotel and restaurant. Ropac stated the building had a second story balcony that overhung and did not match the adjacent buildings. Ropac asked if the Board would like him to try to match that original building or run with what he has already. Kendall stated he does not think those pictures dictate what is there now, he believes the title company building replaced it. Ropac confirmed that is true. Kendall stated they are not trying to get back to the older building but more to

the Lake County title building that currently exists. Ropac stated regarding the railing on the second floor he would like to stay more in line with the older building that has the open railing on the second floor. Ropac detailed the columns he made wider, the knee walls and granite he added. Ropac stated he is going to keep the 1936 date, keep the integrity of the limestone on the front and going to try his best to attempt keep the Lake County Title sign at the top. Ropac stated the one concession he has is he did not pull the left and right entrances out due to the fact in obstructed all views, so he beefed up the knee wall.

Deb Parcel of Indiana Landmarks came before the Board and stated Miller finished up his Staff report on this project before he left due to the fact, she is not terribly familiar with the project. Parcel detailed her experience with Indian Landmarks and other Commissions. Parcel reported Miller's recommendation for denial remained the same because as of last Friday he had not received any new information. Parcel detailed all the items Miller listed that needed addressed.

Kendall stated he read the architect's report on the front door and stated he knows because of code it cannot swing into the public right of way but if you look at other doors on the square, they are pushed back so the door does not swing into the right of way. Kendall stated if they did that then they could have the knee wall go all the way across the front of the building. Ropac stated that would close off the middle area and servers would not be able to get through. Kendall stated at the last meeting they had spoke about a solid railing. Ropac stated he tried a solid railing, and it enclosed that area, so he lowered the sign and made the strip look like a false knee wall to give it a bulkier look that they were asking for. Kendall asked Ropac if in the future he will be looking to enclose that area if outdoor dining wanes. Ropac stated he will not be enclosing that area.

Executive Secretary Anthony Schlueter reminded the Board of the changes that they were looking for from last week which included more substantial and wider columns, solid roof across the top, knee wall to be added, roof & addition on the side and rare to be clad in material contrasted from the existing brick and the consideration of operable windows if open area dining is desired.

Crisman stated he had also suggested a solid knee wall across the second floor in hopes that it would give it more of a solid look similar to what is there now. Ropac stated he thought they weren't trying to accomplish what is there now. Sauerman stated the changes they suggested all had to do with trying to get back some of that look to have somewhat of an art deco look. Sauerman stated though this rendering is an improvement, it is still very open. Ropac referenced the picture of the building from 1840 and asked Sauerman if she is saying they would prefer to see that front area blocked off.

Sandy Boyd, 406 E. Clark St., came before the Board and provided details on the 1840 building that was located at this location. Boyd stated before the Lake County title building was constructed, the Commercial Hotel stood at this location. Boyd provided a history of the hotel.

Oesterle stated the pictures of the Commercial Hotel show the doors are inset so they do not swing into the street and possibly this is the lead to go with 5 double hung windows facing the street rather than

large expansions. Oesterle stated he does not find the balcony on the outside unusual at all. Ropac asked the Board if they would be opposed to him changing the outside of the building to look more like the Commercial Hotel without the third story or run with what he has. Kendall stated they should not try to recreate history. as valuable and important as that building was it is gone and what is there currently is part of the city and part of the national register. Kendall stated if he is going to recreate history the current building from 1936 is what they should shoot for.

Oesterle asked if the granite on the front of the building will be from the existing building. Ropac stated it will be new granite that looks the same. Oesterle stated he would like to see the granite across the front of the building. Kabella reminded Ropac and the Board the suggestions that Mayor Uran made for the front of the building.

Parcel stated though the building from 1840 was very cool, generally what they are looking for is not to go back to an original building that was on a property but to preserve the look of what is there at the present time and on the national registry. Parcel reported she would not advocate for going back to a building that is no longer there. Ropac stated he feels they pick and choose what they want. Parcel stated they are not looking for exactly what is there but the big thing they look for is a similar setback, similar rhythm of openings, something that reflects what is there and to the adjacent buildings.

Attorney Alex Kutanovski stated he understands the Board's position and Ropac's. Kutanovski asked what era they are shooting for and stated it is never an easy target to get to. Kutanovski stated maybe there is more here than just the title company from 1936. Kutanovski asked if there is any way for Ropac to incorporate more history into the interior or the side of the building where individuals will get more history or knowledge out of this building than just the Lake County Title sign on the building. Kutanovski stated he feels it will confuse people for the title sign to randomly be on the building. Kendall stated maybe if Ropac doesn't want the title sign on the exterior of the building he could relocate to inside. Ropac stated he was only trying to save the sign because the Board requested it.

Kendal stated he is still having an issue with the railing on the second floor and still feels it should be a solid. Kendall stated he likes the granite below. Kendall stated he understands about the middle part below and the doors. Kendall stated he could buy into this rendering if the railing was solid. Ropac stated it looks really bad. The Board, Ropac and Kutanovski discussed the options for the upstairs railing and the columns.

Kendall asked if the granite proposed is the same height as the granite that is there now. Ropac stated he will make it the same height.

Bremer stated they need to give the petitioner some direction. Sauerman stated she may be in the minority, but she really likes what Ropac has come up with and really likes the Lake County title sign. Sauerman stated wider columns would be nicer.

Bolinger asked Ropac to verify that he would rather not have the railings on top be solid. Ropac confirmed.

Kabella stated he is getting more understanding of the open balcony.

Kendall asked if there is going to be any other type of lighting on the signage. Ropac stated as of right now he was just planning to use the goose neck lighting but will put what they want. Schlueter stated it just cannot be backlit.

Kendall stated they should think about signage on the east elevation. Ropac stated he is not opposed to more signage. Oesterle stated when they get around to choosing lighting, they may want to go with something a little more substantial.

Bremer asked what material they are leaning towards using on the south elevation. Ropac stated they are planning on using brick or vertical/horizontal lap siding that wouldn't require a lot of maintenance. Ropac stated there is also a steel material that looks like wood he could bring samples of. Bremer asked approximately how wide the contrasting would be. Ropac stated approximately 8'.

Kendall stated the lighting fixtures will still need review. Ropac stated he can hold off on them.

Kendall ran through a list of items. Kendall stated they are ok with the size of the columns, lighting fixtures would need to come back before the Board, Ropac is going to try to save the Lake County Title & 1936 sign, the first floor will have black granite knee wall same height as the existing granite, the finish on the south and east side will be finished limestone, it will have a solid roof, and the roofing on the south & east side where the roof is being raised will be lap siding about 8' contrasting in color. Kendall asked Ropac he agrees with that. Ropac agreed. Kendall asked if there was a reason they could not go for an approval on this petition. Oesterle asked if the framework of the windows will be bronze anodized. Ropac stated they will be. Kendall asked if the frames should be black. Ropac stated he is ok with black. Crisman asked if the horizontal section above the second floor could be dropped to give it more of the image of the title company building. Ropac asked if the Board is ok with a limestone composite. Kendall stated there is a synthetic stone that is much lighter. Ropac stated he is ok with as long as it does not cause a support issue. Kendall asked if the window patterns will stay the same. Ropac confirmed they would.

Kendall motioned to approve #21-07 regarding the Finding of Facts. Kendall stated the building will have a black granite knee wall the same height as the existing granite, the building material will be limestone or limestone composite, it will have a solid roof, the second floor fascia will be the same height as the second floor balcony fascia, second floor expansion on the south and east side will have an 8' lap siding of a contrasting color to the brick, the colors which could be approved by the Board at a later date along with the lighting fixtures, columns will be a minimum of 30', the Lake County Title company and 1936 signs, the windows and railing will be a black anodized aluminum, and window patterns will be as shown in illustrations. Bolinger seconded the motion. With no further discussion, Chairman asked for roll call.

With a roll call vote of 5 Ayes, 2 Nay, and 0 Abstentions, Petition #21-07 regarding the Finding of Facts was approved.

Bremer entertained a motion for the Certificate of Appropriateness for this petition. Oesterle motioned to approve #21-07 subject to additional approvals for color, materials, lighting, and signage. Sauerman seconded the motion. With no further discussion, Chairman asked for roll call. With a roll call vote of 4 Ayes, 3 Nay, and 0 Abstentions, regarding the Certificate of Appropriateness for Petition #21-07 was approved.

NEW BUSINESS

None

Misc. and Public Comment

Bremer stated they are taking off the paint on the old Mayor's house at South & Main and asked Schlueter to check with them on the color. Schlueter stated he will find out because he will need to come before the Board if he is planning to change the color.

Bremer asked about 302 E. Clark St. Kutanovski stated he believes the tax sale was going to happen on September 17 and that Indiana Landmarks was going to try to buy the house. Kutanovski stated his direction has been to wait to see who buys it at the tax sale before he goes any further with the receivership. Kutanovski stated he will be keeping an eye on it.

Sandy Boyd, came before the Board and voiced her disappointment with design at 208 S. Main St.

Debbie Thill, 321 E. Clark St., came and voiced her disappointed with the design of the building at 208 S. Main St. Thill stated she feels it is incompatible with the square. Thill stated the city is becoming less historic every year and historic buildings are disappearing.

ADJOURNMENT

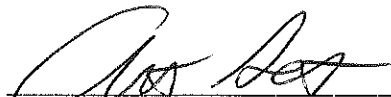
At 6:35 p.m., Chairman entertained a motion to adjourn. Bolinger motioned to adjourn, seconded by Kendall.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 27 day of September, 2021.



Paul Bremer, Chairman



Anthony Schlueter, Executive Secretary

