

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION
AUGUST 18, 2020**

Ms. Tolbert asked if the interior floor and roof joists would be replaced. Mr. Barnard said the joists would stay and they would be tied into the new wall. Ms. Tolbert said this is a great case study to show that insulating exterior brick walls traps moisture and leads to wood rot.

Ms. Tolbert called for the staff report. Mr. Miller read the staff report. The property, 517 E. 3rd Street, is a contributing structure within the Lake George Commercial Historic District. The proposal:

- DEMOLISH EXISTING MASONRY WALL TO ESTABLISH USABLE JOINTS BETWEEN THE OLD AND NEW
- CONSTRUCT NEW MASONRY LOAD-BEARING WALL WITH CEMENT BLOCK AND NEW EXTERIOR BRICK WALL WITH BRICKS TO MATCH ORIGINAL (GLEN GERY – COLONIAL SAND); FAÇADE TIE-IN TO MATCH WEST ELEVATION; BRICK TO REMAIN UNPAINTED
- STEPPED PARAPET TO BE RECREATED AND TOPPED WITH METAL FLASHING TO MATCH WEST ELEVATION
- SECOND FLOOR WINDOW OPENINGS RECREATED, TWO PREVIOUSLY BRICKED-IN FIRST FLOOR WINDOW OPENINGS RECREATED, AND A NEW FIRST FLOOR WINDOW OPENING ESTABLISHED; ALL WINDOW OPENINGS RECREATE SEGMENTAL ARCH LINTELS WITH BRICK AND SILLS WITH LIMESTONE
- INSTALL EIGHT (8) PELLA IMPERVIA SERIES DOUBLE-HUNG, FIBERGLASS WINDOWS TO MATCH EXISTING ON BUILDING; WHITE

Ms. Staff recommends approval as submitted as all elements are in keeping with the design guidelines of the Lake George Commercial Historic District. Ms. Tolbert asked when the work would begin. Mr. Barnard said the work would begin in September, but the windows would not be ready until October. Ms. Tolbert thanks everyone for bringing this to a positive conclusion after the collapsed wall on the building. Mr. Kosovich asked if the utilities and conduits on the exterior of the building would be relocated. Mr. Daniels said he requested the contractors move the conduit to the interior of the building when possible.

Ms. Tolbert called for a motion. Mr. Kosovich made a motion to accept HHPC 20-07 as proposed. Seconded by Mr. Ehrhardt; motion carried.

**HHPC 20-08 PETITIONER: TAYANA MUNOZ
REQUEST: CERTIFICATE OF APPROPRIATENESS
PURPOSE: SIGNAGE
LOCATION: 238 MAIN STREET**

Mr. Pietrzak informed the Commission the petition was filed after the deadline for this month's meeting but staff added to the agenda. Ms. Tolbert said it was a straightforward request for signage and asked if there was interest on taking action on the petition. Mr. Kosovich pointed out that there was a misspelling of a word on the proposed signage. Mr. Miller stated that the request was very similar to the signage that is already in place on the building.

Ms. Tolbert asked if the temporary signage in the windows would be taken down. Mr. Miller said he would make it part of the approval.

Mr. Ehrhardt called for a motion to table the petition. Seconded by Ms. Isolampi; motion carried.

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OLD BUSINESS

HHPC 20-02 512 E. 4TH STREET – STATUS REPORT

MR. MENDOZA REPORTED THE OWNER WAS TO BEGIN WORK TODAY BY ORDER OF THE CITY AND IT APPEARS NO WORK WAS CONDUCTED THUS FAR TODAY. MR. MENDOZA ADDED THE OWNER WAS ORDERED TO APPEAR BEFORE THE BOARD OF WORKS TOMORROW. MR. MILLER AND MR. EHRHARDT EXPRESSED THEIR INTENT TO ATTEND THE BOARD OF WORKS MEETING.

MS. TOLBERT AND MS. ISOLAMPI EXPRESSED THEIR CONCERN ABOUT THE ONGOING NEGLECT OF THE BUILDING. MR. EHRHARDT ASKED THE COMMISSION IF THERE IS ENOUGH MERIT TO PRESERVE THE BUILDING FOR THE COMMUNITY AND IF ANY RECOMMENDATION CAN BE MADE TO THE BOARD OF WORKS. MR. PIETRZAK SAID THE COMMISSION HAS DONE EVERYTHING THEY CAN BUT THE BOARD OF WORKS CAN SUBJECT THE PROPERTY OWNER TO FINES BUT THERE ARE LIMITS TO WHAT CAN BE DONE WITH PRIVATE PROPERTY.

MR. PIETRZAK SAID HE COULD RELAY A MESSAGE FROM THE COMMISSION TO THE BOARD OF WORKS. MS. TOLBERT AGREES THAT IT DOES NOT CURRENTLY CONTRIBUTE TO THE DOWNTOWN BUT THE COMMISSION HAS DONE ALL THEY CAN DO AND IT IS NOW ON THE OWNER. MR. PIETRZAK RECOMMENDED A VOTE BE TAKEN TO SEND A MESSAGE. MS. MCBRIDE SAID THE HOUSE IS A MESS. MS. ISOLAMPI AND MR. KOSOVICH AGREED THAT A MESSAGE SHOULD BE SENT.

MR. MILLER ADDED THE APPROVED WORK ON THE PROPERTY WAS CREATED IN CONSULTATION WITH THE OWNER SO IT IS WHAT THEY WANT. MS. TOLBERT STATED THAT IT IS UNCLEAR OF THE OWNER'S INTENT AND IF THE LACK OF WORK IS FOR A SPECIFIC REASON OR DELAYED BY OTHER CIRCUMSTANCES. MR. MENDOZA STATED THERE IS A BUILDING PERMIT ON FILE FOR THE APPROVED WORK AND THE OWNER HAS REPLACED THE ROOF AND CLEANED OUT THE ENTIRE INSIDE. MR. MENDOZA SUGGESTS THIS SHOWS A GOOD FAITH EFFORT TO IMPROVE THE BUILDING.

[RECORDING ERROR – AUDIO ENDS]

MR. EHRHARDT MADE A MOTION TO RECOMMEND TO THE BOARD OF WORKS THAT THEY USE THEIR LEGAL AUTHORITY TO ENCOURAGE CONTINUED PROGRESS ON THE REHABILITATION OF THE PROPERTY. SECONDED BY MS. ISOLAMPI; MOTION CARRIED.

HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION UPDATE

NO UPDATE

PUBLIC COMMENT

NONE

MR. EHRHARDT MADE A MOTION TO ADJOURN. *MEETING ADJOURNED*

NEXT MEETING: SEPTEMBER 15, 2020

MINUTES APPROVED ON _____

CHAIRMAN *James Ehrhardt* ATTEST *Krista J. McBride*