

**MINUTES OF THE HOBART HISTORIC PRESERVATION COMMISSION  
NOVEMBER 17, 2020**

THE MEETING OF THE HOBART HISTORIC PRESERVATION COMMISSION WAS CALLED TO ORDER AT 5:32PM.

**MEMBERS IN ATTENDANCE:** TIFFANY TOLBERT, PAULA ISOLAMPI, CHRIS KOSOVICH, RITA MCBRIDE

**STAFF:** SERGIO MENDOZA (PLANNING), ROSS PIETRZAK (ZONING), BRAD MILLER (IL)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – TOM EHRHARDT, ABSENT

**APPROVAL OF MINUTES – SEPTEMBER 15, 2020**

MS. ISOLAMPI MADE A MOTION TO APPROVE THE MINUTES FOR SEPTEMBER 15, 2020. MR. KOSOVICH SECONDED; MOTIONED CARRIED.

**ACCEPTANCE, ADDITIONS, OR AMENDMENTS TO AGENDA**

**NEW BUSINESS**

**HHPC 20-05A    PETITIONER: JOHN & TONI CHITWOOD  
                  REQUEST: CERTIFICATE OF APPROPRIATENESS  
                  PURPOSE: EXTERIOR DOOR, STOREFRONT  
                  LOCATION: 619 E. 3<sup>RD</sup> STREET**

MS. TONI CHITWOOD WAS IN ATTENDANCE TO PRESENT THE PROPOSAL. MS. CHITWOOD EXPLAINED THE NEED TO HAVE TWO EXTERIOR DOORS THAT SWING OUT ON THE FIRST FLOOR TO MEET FIRE CODE. THERE IS ONE DOOR AT THE REAR OF THE BUILDING AND THE LEAST INVASIVE WAY TO INTRODUCE A DOOR AT THE FRONT OF THE BUILDING WAS TO PUT IN A STOREFRONT WINDOW. MS. CHITWOOD CHOSE THE SPECIFIC WINDOW BECAUSE THERE IS A WINDOW ON THE ALLEY SIDE AND THE ONE CHOSEN IS IN FRONT OF A WALL. SHE EXPLAINED THE NEW DOOR WOULD MATCH WHAT IS ALREADY THERE, INCLUDING THE TRIM, AND THAT IT WAS EXPLAINED IN THE SUBMITTED PETITION. MR. PIETRZAK ASKED MR. MILLER HOW MUCH DETAIL MS. CHITWOOD SHOULD GO INTO WITH THE COMMISSION SINCE IT IS EXPLAINED IN THE PETITION. MR. MILLER SAID IT IS WELL EXPLAINED IN THE PROVIDED SUMMARY, BUT IT WOULD NOT HURT FOR MS. CHITWOOD TO BRIEFLY GO OVER THE DETAILS AND THEN ANSWER ANY QUESTIONS OF THE COMMISSION.

MS. CHITWOOD READ ALOUD THE SUMMARY OF WHAT SHE IS PROPOSING FOR THE PROPERTY: WE ARE PROPOSING TO INSTALL A FIRE EXIT DOOR IN THE PLACE OF AN EXISTING WINDOW IN THE EXTERIOR FRONT VESTIBULE. THIS WILL REPLACE THE WEST WINDOW FACING INTO THE VESTIBULE. THE CURRENT SIZE OF THE WINDOW IS 78"x97" THE WINDOWS ARE CURRENTLY FRAMED IN A 2" BRONZE ALUMINUM. THE FRAME OF THE PROPOSED FIRE EXIT DOOR WILL USE THE SAME 2" BRONZE ALUMINUM FRAMING. THE DOOR WILL BE 40"x86" WITH BRONZE ANODIZED STOREFRONT ALUMINUM, EXACTLY THE SAME AS IS ON THE EXISTING WINDOWS, WHICH ALSO ACCOMMODATES 1" OVERALL INSULATED GLASS, THIS WILL BE THE EXACT SAME COLOR WITH EXACT SAME THICKNESS OF INSULATED WINDOW. THE INSULATED WINDOW UNITS WILL BE 1" OVERALL CLEAR ANNEALED (TEMPERED, WHERE REQUIRED BY CODE) INSULATED UNITS AND WILL LOOK IDENTICAL TO WHAT IS CURRENTLY THERE, OTHER THAN WILL BE BRAND NEW WITH 10-YEAR MANUFACTURER'S WARRANTY AGAINST FOGGING OR BAD SEAL OF UNITS. THE DOOR FRAME ITSELF, WILL BE MADE OF 2" NARROW STYLE FRAMING, WHILE STILL SUPPORTING THE 1" INSULATED GLASS IN DOOR PLUS THE KICK PLATE AT BOTTOM TO GIVE MOST GLASS EXPOSURE AS POSSIBLE.

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NOVEMBER 17, 2020**

THE WIDTH DIMENSIONS WILL NOT ALTER AT ALL, AND WILL REMAIN 78" IN TOTAL WIDTH, ONLY WHERE DOOR WILL BE GOING WILL BE ALTERED BY CUTTING INTO THE EXISTING BASE PANEL TO ALLOW THE DOOR TO OPEN WITH A 7 ¾" STEP DOWN. OTHERWISE, OPENING TO REMAIN EXACTLY THE SAME AS IS NOW. ALL TRIM ON DOOR KICKPLATE AND STEP DOWN WILL BE PAINTED TO SIMULATE EXISTING BASE PANELS ADDING TRIM TO MAKE IT MATCH WHAT IS CURRENTLY THERE AS CLOSELY AS POSSIBLE. THE BOTTOM OF DOOR WILL HAVE KICK PLATE TO CLOSELY MATCH HEIGHT OF EXISTING BASE PANELS, SO AS TO KEEP A LINE SIMILAR TO WHERE WOOD FRAMING CURRENTLY EXISTS. KICK PLATE WILL ACCEPT EITHER COLORED BREAK METAL ALUMINUM TO MATCH DESIGN OF EXISTING BASE PANELS OR COULD ALSO APPLY WOOD TRIM ONTO KICK PLATE TO SIMULATE DESIRED EFFECT TO VISUALLY BE COMPARABLE TO CURRENT EXISTING. ALL EFFORTS WILL BE MADE SO AS TO REPLACE EVERYTHING WITH EXACT MATCH WITH WHAT CURRENTLY THERE, KEEPING OPENING EXACT SAME EVERYWHERE POSSIBLE, WHILE ADDING REQUIRED FIRE EXIT DOOR.

MS. ISOLAMPI EXPRESSED HER APPROVAL OF THE DESIGN AND STATED THAT SAFETY IS PARAMOUNT. MS. TOLBERT ASKED IF ANY OTHER COMMISSIONERS HAD QUESTIONS OR COMMENTS. MS. TOLBERT ASKED IF MR. MILLER HAD ANY COMMENTS. MR. MILLER READ FROM THE STAFF REPORT: THE PROPERTY, 619 E. 3RD STREET, IS A CONTRIBUTING STRUCTURE WITHIN THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE PROJECT INCLUDES: INSTALL FIRE EXIT DOOR IN THE PLACE OF AN EXISTING WINDOW (78" X 97") IN THE EXTERIOR FRONT VESTIBULE. EXISTING PRISM GLASS TRANSOM WILL REMAIN. SEE RENDERING IN PETITION; NEW BRONZE ANODIZED ALUMINUM DOOR (40" X 86") WITH 1" CLEAR INSULATED GLASS AND 2" FRAMING TO MATCH EXISTING STOREFRONT WINDOW. THE DOOR'S ALUMINUM KICKPLATE (13.25") WILL BE PAINTED TO MATCH EXISTING TRIM ON THE BULKHEAD OR WOOD TRIM WILL BE ATTACHED FOR THE SAME EFFECT. THERE WILL BE NO HARDWARE ON THE OUTSIDE; THE NEW 7.75" STEP DOWN WILL RECEIVE PAINTED WOOD TRIM TO MATCH EXISTING BULKHEAD.

THE PROPOSED INSTALLATION OF AN EMERGENCY EGRESS DOOR IN THE STOREFRONT WINDOW WILL USE THE EXISTING WINDOW OPENING TO MINIMIZE THE ENCLOSURE OF THE STOREFRONT DESIGN. THE NEW DOOR AND ACCOMPANYING WINDOWS WILL BE COMPRISED OF ALUMINUM FRAMING AND GLASS TO MATCH THE EXISTING ON THE BUILDING AND WILL HAVE NO HARDWARE ON THE OUTSIDE. THE PROPOSAL MAKES EVERY EFFORT TO RECREATE THE MATERIALS AND APPEARANCE OF THE BULKHEAD, HALF OF WHICH WILL BE REMOVED IN THE PROJECT.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED WORK AS IT IS IN KEEPING WITH THE DESIGN GUIDELINES FOR THE LAKE GEORGE COMMERCIAL HISTORIC DISTRICT. THE PETITIONER STATED THE PROPOSED WORK WOULD ONLY OCCUR AFTER IT IS DETERMINED THAT SUCH MEANS OF EGRESS IS REQUIRED TO BE COMPLIANT WITH NECESSARY BUILDING CODES.

MS. TOLBERT ASKED IF THERE WAS ANY DISCUSSION FROM THE COMMISSION. MR. KOVOVICH ASKED FOR CLARIFICATION THAT THE WORK WILL ONLY BE DONE IF IT IS DETERMINED NECESSARY. MS. CHITWOOD SAID SHE WAS TOLD WHEN APPLYING FOR THEIR CERTIFICATE OF OCCUPANCY THAT THEY WOULD NEED TO MEET CERTAIN REQUIREMENTS, INCLUDING MEANS OF EGRESS. MS. CHITWOOD SAID CONSTRUCTION WOULD NOT BEGIN UNTIL IT IS SHOWN THAT ALL OF THE CHANGES WILL FULFILL THOSE REQUIREMENTS. MS. TOLBERT COMMENDED THE PETITIONER FOR IDENTIFYING A SOLUTION THAT IS SENSITIVE TO THE BUILDING, WILL MAKE IT CODE COMPLIANT, AND WOULD BE GENERALLY REVERSIBLE IN THE FUTURE IF THE USE CHANGES. MS. TOLBERT CALLED FOR A MOTION.

MR. KOVOVICH MADE A MOTION TO ACCEPT HHPH 20-05A AS SUBMITTED. SECONDED BY MS. MCBRIDE; MOTION CARRIED. MS. CHITWOOD THANKED THE COMMISSION AND STAFF FOR THEIR SUPPORT THROUGH THE PROCESS.

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**OLD BUSINESS**

**HHPC 20-02 512 E. 4<sup>TH</sup> STREET – STATUS REPORT**

MR. MILLER ASKED IF STAFF WOULD BE WILLING TO PROVIDE AN UPDATE ON THE PROPERTY; HE STATED THAT HE WAS IN TOWN LATE LAST WEEK BUT THERE MAY HAVE BEEN MORE WORK COMPLETED SINCE THEN. MS. ISOLAMPI SAID IT IS LOOKING REALLY NICE. MR. PIETRZAK SAID IT APPEARS THERE IS NOW SIDING ON THE BUILDING. MS. TOLBERT SAID THEY WERE INSTALLING THE SIDING AT THE END OF LAST WEEK, SO IT WAS NO LONGER FULLY EXPOSED.

**HHPC 20-03 CERTIFIED LOCAL GOVERNMENT APPLICATION UPDATE**

NO UPDATE.

**DISCUSSION**

**221 MAIN STREET – WINDOW REPLACEMENT**

NO UPDATE

**414 MAIN STREET – FRONT DOOR/VESTIBULE**

MR. MILLER SAID THERE HAS BEEN NO NEW CONVERSATIONS REGARDING THE ENTRANCE TO CITY HALL AND THAT THE TIMELINE FOR FUNDING IS ABOUT TO PASS. MR. MENDOZA SAID THERE IS NO UPDATE FROM THE CITY.

MR. MILLER EXPLAINED TO THE COMMISSION THAT STAFF WAS INFORMED ABOUT WORK AT THE FIRST UNITARIAN CHURCH AFTER CREATION OF THE AGENDA. MR. MILLER SAID STAFF HAS BEGUN REVIEW OF THE PROPOSED WORK, WHICH INCLUDES ROOF REPLACEMENT, GUTTER REPAIR, AND SIDING REPLACEMENT. MOST OF THE WORK IS REPAIR OF EXISTING MATERIALS AND IN-KIND REPLACEMENT, BUT THE PROPOSAL ALSO INCLUDES WORK ON THE STEEPLE SIDING. IT IS LIKELY THE ORIGINAL WOOD CLAPBOARD SIDING AND TRIM REMAIN UNDER THE ALUMINUM SIDING, SO MR. MILLER RECOMMENDED CITY STAFF SIGN OFF ON THE ROOF REPLACEMENT AND GUTTER REPAIRS BUT HOLD OFF ON ANY REVIEW OF THE SIDING UNTIL THE CONTRACTOR CAN SHOW US WHAT IS CURRENTLY HIDDEN.

MS. TOLBERT ASKED IF THERE WERE ANY QUESTIONS ABOUT ALL OF THE UPDATES. MS. MCBRIDE EXPRESSED HOPE THAT THE CHURCH WOULD LOOK TO OLD PHOTOGRAPHS OF THE CHURCH FOR REFERENCE. MS. ISOLAMPI SAID THEY HAVE BEEN TO THE HISTORICAL SOCIETY AND SHOULD HAVE HISTORIC PHOTOGRAPHS. MS. TOLBERT SAID IT SEEMS THE CRITICAL WORK ON THE ROOF AND GUTTERS CAN PROCEED AND THEN A CLOSER LOOK AT THE STEEPLE FOR RESTORATION WOULD BE POSSIBLE.

**PUBLIC COMMENT**

MS. ISOLAMPI SAID THE HISTORICAL SOCIETY BUILDING WILL REMAIN CLOSED FOR THE REMAINDER OF THE YEAR FOR THE SAFETY OF ITS VOLUNTEERS.

MS. TOLBERT WISHED EVERYONE A SAFE THANKSGIVING AND CALLED FOR ADJOURNMENT.

MS. ISOLAMPI MADE A MOTION TO ADJOURN. *MEETING ADJOURNED*

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NEXT MEETING: DECEMBER 15, 2020

MINUTES APPROVED ON 12/15/2020

CHAIRMAN *[Signature]*

ATTEST *[Signature]*