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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 015569

2014 MAR 17 PM 1:40

MICHAEL B. BROWN  
RECORDER

Attn: Recorder  
Return to Denarie Kane, Director of Development, City of Hobart, 414 Main St.,  
Hobart, IN 46342



**CITY OF HOBART, INDIANA REDEVELOPMENT COMMISSION**

**Commercial Façade Grant Program Agreement**

THIS AGREEMENT is made on the 20th day of January, 2014, by and between the REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA, a political subdivision of the State of Indiana ("RDC") and the following person or legal entity ("Applicant"):

Name of Applicant: Arthur Knight

Name and Address of Owner: Arthur Knight  
1331 S. Wabash Street  
Hobart, IN 46342

Name of Business: Knight Coin & Jewelry

Federal Tax ID Number of Applicant: 35-1734612

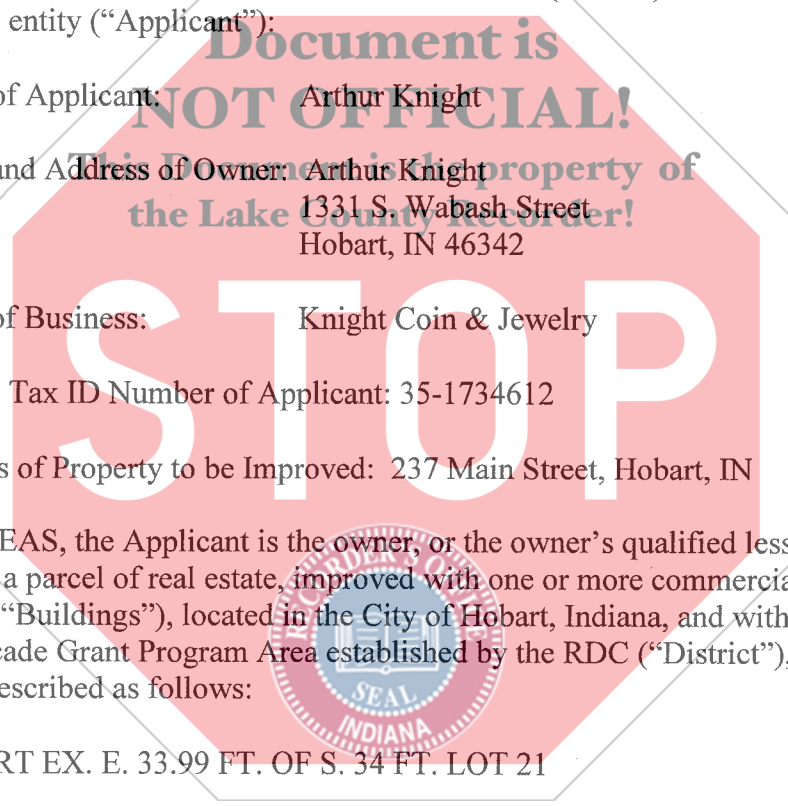
Address of Property to be Improved: 237 Main Street, Hobart, IN

WHEREAS, the Applicant is the owner, or the owner's qualified lessee or agent, with respect to a parcel of real estate, improved with one or more commercial buildings ("Building" or "Buildings"), located in the City of Hobart, Indiana, and within the Downtown Façade Grant Program Area established by the RDC ("District"), such parcel being legally described as follows:

HOBART EX. E. 33.99 FT. OF S. 34 FT. LOT 21

Parcel/property number: 45-09-32-131-005.000-018

and



# Le9

CR#  
1170041  
# 4cs  
of  
Q

WHEREAS, the Applicant has applied for a grant or grants from the RDC for financial assistance in the reconstruction or renovation of the façade of such Building or Buildings pursuant to the RDC's Hobart Downtown Façade Grant Program ("Program"); and

WHEREAS, the RDC, through the Program, has agreed to contribute, in its sole discretion, to the reimbursement of one-half (1/2) of the actual costs expended by the Applicant, as approved in advance by the RDC, for exterior improvements, reconstruction or renovation to the Building, (or for qualifying signage or for a qualifying awning, up to the sum of \$1,000.00 for each) in the amount stated below, but not to exceed \$50,000; and

WHEREAS, the Applicant and the RDC have agreed to the terms, conditions and covenants governing the grant to be made as part of the Program for the improvement of the Building's façade, and the parties wish to document their agreement in this instrument.

THEREFORE, IT IS AGREED by the Applicant and the RDC, in consideration for the mutual promises, terms and conditions contained herein, and intending themselves to be legally bound, as follows:

**Section 1. Grant.** The RDC shall reimburse the Applicant for the cost of improvements to the façade of the Applicant's Building (and/or a qualifying single awning or sign, but only up to \$1,000.00 for each sign or awning) at the rate of one-half (1/2) of the approved contract cost of such improvements, limited to the following:

- a. Costs actually expended by the Applicant for labor, materials and equipment for the installation, construction or application of the improvements, and the documentation of such expenditures complying with Section 8 herein;
- b. Costs to be reimbursed shall be incurred pursuant to a construction contract or contracts approved prior to the commencement of work by the RDC;
- c. The maximum amount of the grant made by the RDC subject to this Agreement shall not exceed \$37,805.00.

**Section 2. Design.** No façade improvement shall qualify for reimbursement, nor shall any such work commence until the design of the improvements, including the plans, design drawings, specifications and estimates for the work shall have been approved by the RDC. The Applicant, prior to submitting an application for grant approval and approval of the design, shall meet with the professional staff of the RDC and the Hobart Historic Preservation Commission ("HHPC") for historic preservation recommendations with respect to the reconstruction or renovation of the Building façade. The design and configuration of the reconstruction, renovation and any awning or sign in connection with the Building façade shall comply in every respect with the Lake George Commercial Historic District Design Guidelines adopted by the RDC which are

incorporated herein by reference and deemed a part of this Agreement. Likewise, the Applicant agrees to conform in every respect to the Program Guidelines, also adopted by the RDC, which are attached as Exhibit "A," and also deemed part of this Agreement. The design for the improvements, together with specifications for materials and other requirements are stated in the Applicant's application, approved by the RDC, attached hereto and made a part hereof as Exhibit "B."

**Section 3. Permits and Land Use Standards.** The Applicant shall obtain all building permits, zoning approvals or variances, site plan approvals and any other land use permit or clearance required for the proposed work, if any, under the laws of the State of Indiana and the Zoning and Subdivision Ordinances of the City of Hobart.

**Section 4. Inspections and Reports.** The staff of the RDC and HHPC shall periodically review the progress of the work on the facade improvements approved under the Program and inspect the work as necessary, but such inspections shall be in addition to, and not a part of, any permit inspections required by or undertaken by the Building Department of the City. All work which is not in conformance with the approved plans, design drawings or specifications shall be replaced and made to conform thereto and to the provisions of this Agreement. The Applicant shall submit to the RDC a written report on the progress of the facade renovation at the mid-point of the project, and shall submit a letter to the RDC notifying it of the completion of the work. The RDC shall then review and inspect the finished work and, if approved, shall arrange for payment of the grant funds to the Applicant.

**Section 5. Future Maintenance.** The Applicant and his or her successors and assigns shall maintain the improvements approved and undertaken pursuant to the Program with respect to Applicant's Building upon completion of the work and for a period of ten (10) years thereafter. Neither the Applicant nor his or her successors shall allow any alterations or changes to the facade improvements constructed and approved pursuant to the Program in finished form, including no changes to the approved design, specifications, color scheme, materials employed or configuration of facade elements unless any such proposed change is first submitted to the RDC for approval. Such changes shall be approved only if the original design as approved by the RDC and contained in the approved drawings, specifications, and plans are not substantially altered by the proposed change.

**Section 6. Release and Indemnification.** The Applicant, its agents, representatives, invitees and employees hereby release and discharge the City of Hobart ("City"), the RDC, the HHPC, and the officials, employees, consultants, and representatives thereof from any liability whatsoever arising from the grant or denial of approval of the Applicant's facade proposal, the performance of any work undertaken pursuant to any approved grant to the applicant, any liability for negligent design, the payment or non-payment of contractors, sub-contractors, materialmen and suppliers, any claim under any prevailing wage laws, and any other liability which may arise by reason of or related to the Program. The Applicant also agrees to indemnify and hold harmless the City, the RDC, the HHPC, and the officials, employees, consultants, and

representatives thereof from any and all liability on any claim, action or cause of action whatsoever, for any property damage, personal injury, or other liability, whether sounding in contract or tort, arising from or in any way related to the grant or denial of approval of the Applicant's façade proposal, the performance of any work undertaken pursuant to any approved grant to the applicant, any liability for negligent design, the payment or non-payment of contractors, sub-contractors, materialmen and suppliers, any claim under any prevailing wage laws and any other liability which may arise by reason of or related to the Program. The Applicant's duty of indemnification shall extend to and include reimbursement of the attorney fees and expenses of litigation of the City, the RDC, the HHPC, and the officials, employees, consultants, and representatives thereof who shall have the sole right to select and direct counsel and approve any settlement of any claimed property damage, personal injury, or other liability.

**Section 7. Remedies, Failure to Comply.** In the event that the Applicant fails to strictly comply with terms of this Agreement, or the terms, conditions, specifications, plans and drawings approved by the RDC in connection with the Applicant's application, the RDC may, at its sole discretion, deny payment of some or all of the grant approved for the project, require the Applicant to correct the non-conforming work at his own expense, or, in the case of completed work after payment of the grant funds, bring an action at law or in equity, as the RDC may determine, to compel adherence to the approved specifications, plans and drawings, or to recover the grant funds, together with attorney fees and expenses of litigation.

**Section 8. Proof of Payment.** Proof of payment and expenditures by the Applicant for the purpose of obtaining reimbursement from grant funds approved for the project shall consist of a cash receipt from the Applicant's contractor or vendor containing the name of the company or individual receiving the money, the date, the amount received, in what form payment was made (e.g., cash, check, etc.), the purpose of the payment (including a general description of the work being paid for and/or the material or goods supplied), and the signature of a company representative of the payee. Credit card receipts, properly marked invoices, and cancelled checks (front and back copies) containing all of the elements stated above shall also be acceptable.

**Section 9. Verification.** The Applicant, by executing this Agreement, affirms that the statements contained in the Applicant's application materials, this Agreement, and any documents supporting them are true under the penalty of perjury. Any misrepresentation of fact or other false statement made to the City of Hobart or RDC may be grounds for disapproval of the Applicant's application, or denial of payment of grant funds.

**Section 10. Effect on Other Work.** Nothing in this Agreement shall have any effect upon the Applicant's right to perform any work on the Applicant's Building outside of or not related to the façade improvements which are provided for herein.

**Section 11. Term.** This Agreement shall be effective for a period of ten (10) years from the date of completion and approval of the façade improvement work

provided for in this Agreement. The Applicant agrees to supply a copy of this Agreement with written notice of its effectiveness to any subsequent owner or lessee of the Building or portion thereof containing the improvements.

**Section 12. Grant of Encumbrance.** The Applicant (and, in the event that the Applicant is not the owner of the building or buildings, the undersigned owner of the parcel of real estate described above which includes the applicant's building or buildings), hereby grants to the RDC an encumbrance upon the above described real estate improved by the façade grant provided for in this Agreement to secure the performance of the Applicant's and owner's continuing duty under Section 5 of this Agreement to maintain the facade improvements for the term of this Agreement. The parties agree that the encumbrance granted herein shall be deemed a performance mortgage, subject to foreclosure or enforcement by specific performance at the sole discretion of the RDC, including the grant of orders of a court of competent jurisdiction allowing the RDC to repair or otherwise maintain the facade improvements constructed hereunder. In that event, the RDC shall be entitled to assert an equitable lien upon the real estate for the costs of such maintenance and repair, and may foreclose upon such lien at its sole discretion. In any proceeding to enforce the performance mortgage or any lien granted hereunder, the RDC shall be entitled to recover its reasonable attorney fees and expenses of litigation. This Agreement shall be filed for recordation in the Office of the Recorder of Lake County, Indiana, and the grant of the performance mortgage and any liens created under this Section shall bind the heirs, successors and assigns of the Applicant and owner, and shall run with the title to the above described real estate.

**Section 13. Other Provisions.** This Agreement may be amended only in writing in an instrument executed by the parties. This instrument contains the entire agreement of the parties. Any promise, term, condition or representation which is not contained herein shall have no force or effect. The Applicant may not assign this Agreement or any of the rights and duties thereof without the express written permission of the RDC. The laws of the State of Indiana shall govern the construction and effect of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates given below.

CITY OF HOBART REDEVELOPMENT COMMISSION

By: \_\_\_\_\_

CARLA HOUCK, President

Arthur Knight ("Applicant")

By: Arthur Knight  
Authorized Signatory

AGREED and APPROVED: Arthur Knight  
Owner

Name printed: Arthur Knight

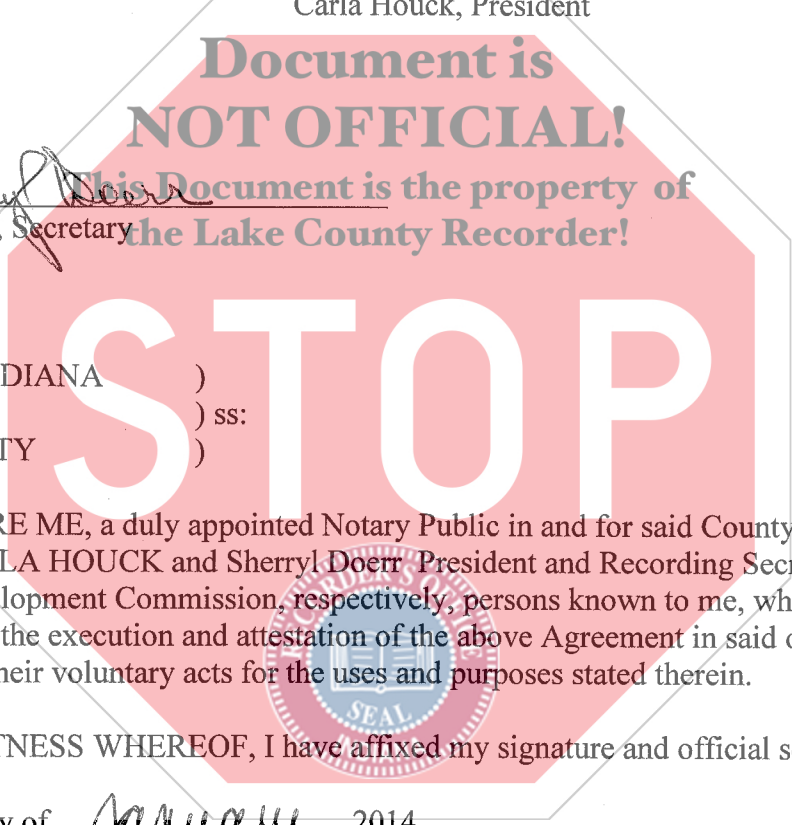
ADOPTED and APPROVED by the HOBART REDEVELOPMENT

COMMISSION on this 20th day of January, 2014.

Carla Houck  
Carla Houck, President

ATTEST:

Sherryl Doerr  
Sherryl Doerr, Secretary



STATE OF INDIANA )  
) ss:  
LAKE COUNTY )

BEFORE ME, a duly appointed Notary Public in and for said County and State appeared CARLA HOUCK and Sherryl Doerr, President and Recording Secretary of the Hobart Redevelopment Commission, respectively, persons known to me, who acknowledged the execution and attestation of the above Agreement in said official capacities, as their voluntary acts for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this

20 day of January, 2014.



STATE OF INDIANA        )  
  ) ss:  
LAKE COUNTY                )

BEFORE ME, a duly appointed Notary Public in and for said County and State appeared Arthur Knight, Owner in the above instrument, a person known to me, who acknowledged the execution of the above Agreement, as his or her voluntary act for the uses and purposes stated therein.

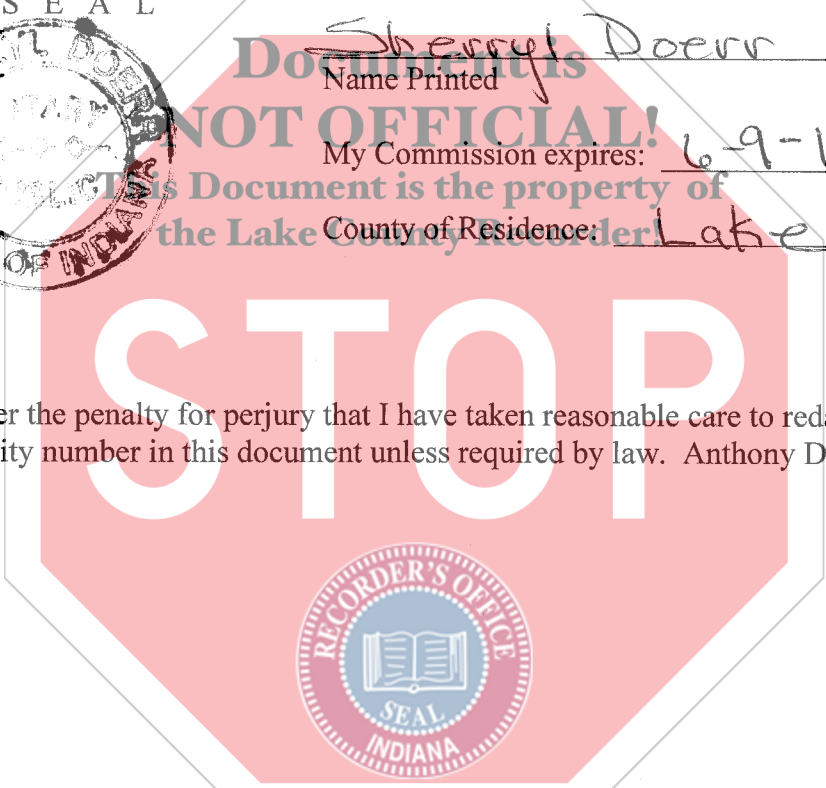
IN WITNESS WHEREOF, I have affixed my signature and official seal on this 20th day of January, 2014.

Sherryl Doerr  
Notary public

Sherryl Doerr  
Name Printed

My Commission expires: 6-9-18

County of Residence: Lake



I affirm under the penalty for perjury that I have taken reasonable care to redact each Social Security number in this document unless required by law. Anthony DeBonis, Jr.

*This Instrument prepared by Anthony DeBonis, Jr., City Attorney, City of Hobart, SMITH & DeBONIS, LLC, 9696 Gordon Drive, Highland, Indiana 46322*



CITY OF HOBART  
REDEVELOPMENT COMMISSION  
DOWNTOWN FAÇADE GRANT PROGRAM  
APPLICATION

Address of Property: 237 Main Street

Applicant Name: Arthur Knight Phone: (219) 942-4341

Mailing Address: 237 Main Street, Hobart, IN, 46342

Property Owner: Yes  No  *If No, complete owner information and consent form*

Business Name: Knight Coin & Collectables

Federal Tax ID #: 35-1734612 E-Mail knight@knightcoin.com

Project Description

Type of Improvements to be made: *(check all that apply)*

Awning  Signage  Masonry  Windows  Wood Repair

Other  *(if other, please attach thorough description to application)*

All applications must include a detailed outline of work to be done and supporting documentation. Attach the following:

1. Photographs clearly showing existing condition of the building and/or façade where project will take place
2. Plans drawn to scale and specifications outlining scope of work
3. Samples of paint colors and/or materials to be used *(including signage and awning)*
4. Project budget with cost estimates

Total Cost of Improvements: \$ 75,610.00

Amount of Grant Funds Requested: \$37,805.00 *(sign not included)*

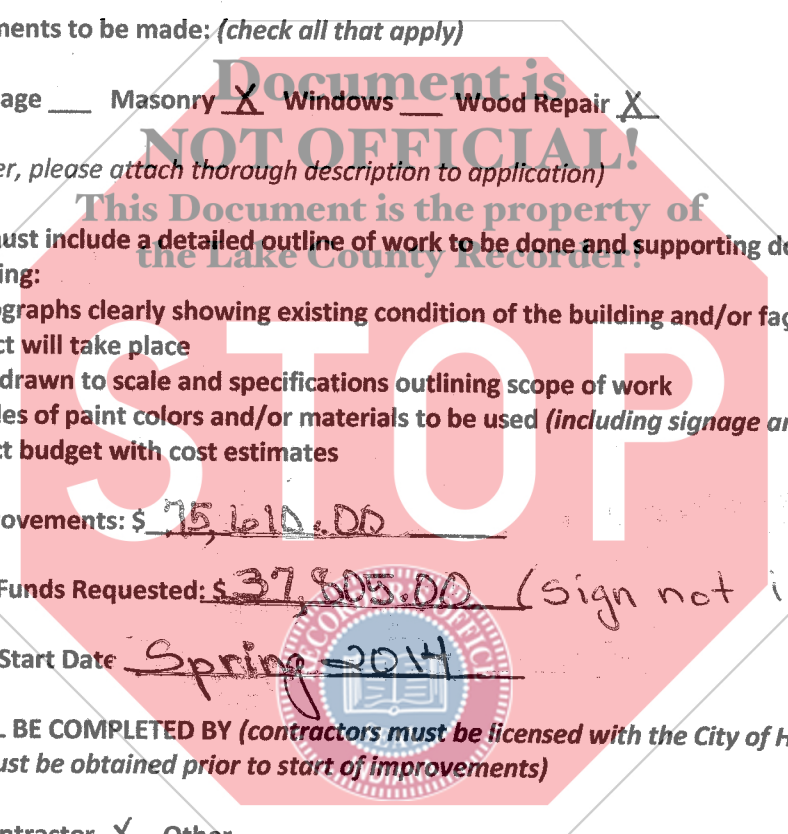
Projected Project Start Date Spring 2014

THE PROJECT WILL BE COMPLETED BY *(contractors must be licensed with the City of Hobart and the proper permits must be obtained prior to start of improvements)*

Applicant  Contractor  Other

Name of Contractor: Fulton Exteriors

Address of Contractor: 130 S. Wabash St., Hobart, IN 46342



CITY OF HOBART  
REDEVELOPMENT COMMISSION  
DOWNTOWN FAÇADE GRANT PROGRAM

APPLICATION

I have read the Program Guidelines and understand that in order for my request for matching funds to be approved, I must agree to follow the Program Guidelines. Furthermore, I understand that I must follow the design guidelines for the City of Hobart Redevelopment Commission Downtown Façade Grant Program and the Historic Preservation Commission.

Signature: Arthur Knight Date: 10-10-2013

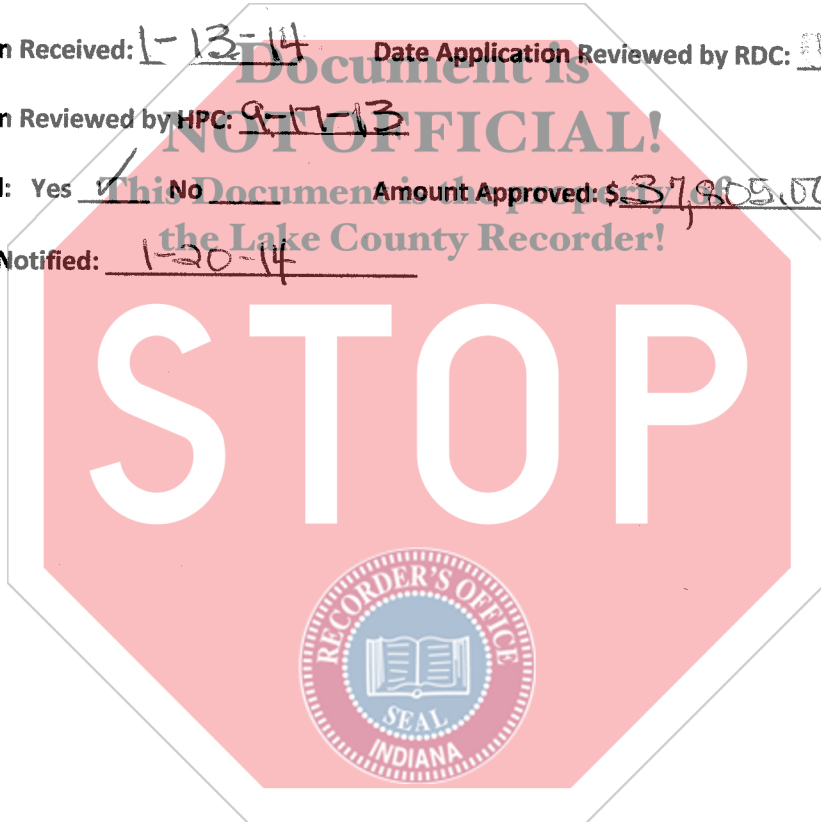
For Office Use Only:

Date Application Received: 1-13-14 Date Application Reviewed by RDC: 1-20-14

Date Application Reviewed by HPC: 9-17-13

Grant Approved: Yes  No  Amount Approved: \$ 37,985.00

Date Applicant Notified: 1-20-14



CITY OF HOBART, INDIANA  
AFFIDAVIT IN SUPPORT OF GRANT AWARD  
(Pursuant to I.C. §22-5-1.7-11)

Arthur Knight (Name of Affiant) states as follows:

1. I am Owner (Title or Position) of Knight Coin & Collectables (Name of Business), a business located at 237 Main Street (street address), Hobart (City), IN (State) 46342 (Zip) and am authorized to sign this affidavit on its behalf.

2. Said business has applied for a grant from the City of Hobart Redevelopment Commission ("Commission") in an amount in excess of One Thousand and no/100 Dollars (\$1,000.00). As a condition to the award of this grant, Knight Coin & Collectables (Name of Business) affirms that it has enrolled and is participating in the E-Verify program.

3. Said business has provided documentation to the Commission that the business entity has enrolled and is participating in the E-Verify program.

4. Said business does not knowingly employ an unauthorized alien.

Document is  
FURTHER AFFIANT SAYETH NAUGHT.

NOT OFFICIAL!

This Document is the property of  
the Lake County Recorder!

Arthur Knight  
Signature of Affiant

STATE OF INDIANA )

) ss:

LAKE COUNTY )

SUBSCRIBED and SWORN to before me, a duly appointed Notary Public in and for said County and State, on this 10 day of Oct, 2013.

IN WITNESS WHEREOF, I have hereunto affixed my signature and Notarial Seal.

Beth A Wilkinson  
Notary Public

Name Printed: Beth A Wilkinson

My Commission Expires: 4-26-17

County of Residence: Lake

S E A L

**ADDENDUM TO AGREEMENT WITH CITY OF HOBART, INDIANA**

The following provisions are hereby added to that contract between Arthur Knight ("Contractor") and the City of Hobart Redevelopment Commission ("City") dated 1-30-14, and shall be deemed an integral part thereof:

Pursuant to the provisions of Public Law 171-2011 of the State of Indiana which added a new chapter to the Indiana Code designated as I.C. § 22-5-1.7-1, *et seq.*, the Contractor agrees as follows:

i) The Contractor agrees to enroll in and verify the work eligibility status of all newly hired employees of the Contractor through the E-Verify Program (the Electronic Verification of Work Authorization Program of the Illegal Immigration Reform and Immigration Responsibility Act of 1996) (Public Law 104-208), Division C Title IV, Section 403(a), as amended, operated by the United States Department of Homeland Security or a successor work authorization program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work authorization status of newly hired employees under the Immigration Reform and Control Act of 1986 (Public Law 99-603)); and

ii) The Contractor is not required to verify the work eligibility status of all newly hired employees of the Contractor through the E-Verify Program if the E-Verify Program no longer exists; and

iii) The Contractor, by and through its authorized signatory, agrees to sign an affidavit stating that the Contractor does not knowingly employ an unauthorized alien. The Contractor also agrees, by and through its authorized signatory, to sign an affidavit under oath that the Contractor has enrolled and is participating in the E-Verify Program;

iv) The Contractor agrees further that it shall not knowingly employ or contract with an unauthorized alien, or retain an employee or contract with the person that the Contractor subsequently learns is an unauthorized alien.

v) In the event that the Contractor violates any of the foregoing provisions of this subsection, the City must require the Contractor to remedy the violation not more than thirty (30) days after the date the City notifies the Contractor of the violation. In the event that the Contractor fails to remedy the violation within such period, the City shall be entitled to terminate this Agreement for breach and the Contractor shall be liable to the City for any actual damages.

vi) If the Contractor uses a subcontractor to provide services for work the Contractor is performing under this Agreement, the subcontractor shall certify to the Contractor in a manner consistent with federal law that the subcontractor, at the time of certification, does not knowingly employ or contract with an unauthorized alien and has enrolled and is participating in the E-Verify Program. The Contractor agrees to maintain on file the certification of a subcontractor throughout the duration of the term of the contract with the subcontractor.

ALL OF WHICH is agreed by the parties on this 30th day of Jan., 2014.

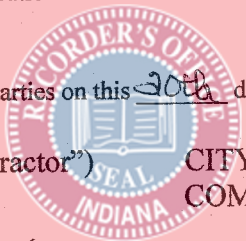
Arthur Knight ("Contractor")

CITY OF HOBART REDEVELOPMENT COMMISSION ("City")

BY: Arthur Knight

BY: Carla Houck, President

ATTEST: Sherry Deaver  
Secretary



**CERTIFICATE OF APPROPRIATENESS (COA)  
CITY OF HOBART  
HISTORIC PRESERVATION COMMISSION**

File # HHPH 13-08

HPC Reviewed  
9/17/2013

Name: David Hill (Arthur Knight)/M2Ke Design

Mailing Address: 237 Main Street Hobart, IN 46342

Phone: \_\_\_\_\_

Email: dhill@m2ke.com

Owner: Yes  No

Property Address: 237 Main Street

Historic District: Lake George Commercial HD

**PROPOSED WORK**

Existing pre-cast masonry is to be repaired or replaced to match the original condition; the existing exterior light fixtures are to be replaced with modern reproduction light fixtures; the existing glass block windows will be partially covered with historically appropriate window awnings; existing signage will be replaced with signage integrated into the awnings or with sign panels. (work will follow elevations submitted with application)

**APPROVED WORK** (if different from proposed work, specify changes or conditions)

Work approved as presented with the condition that design of light fixtures, awnings and signage will need to come back to HPC once the specific designs are chosen

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the Lake County Recorder!**

**STOP**



Memorandum to Planning/Building Official, a Certificate of Appropriateness has been:

- Approved (if required, building permit will be issued)  
 Approved with Conditions (see above)  
 Denied

Carroll Lewis

Department of Planning

9-25-13

Date

# M2Ke design

Ms. Sheila DeBonis, President

January 13, 2013

City of Hobart  
Redevelopment Commission  
414 Main Street,  
Hobart, IN, 46342

Re: Summary of Construction Estimates for Knight Coin & Collectables

Dear Ms. DeBonis:

The following is summarized tabulation of the current construction bids for the restoration work to be performed at 237 North Main Street, known as the Knight Coin & Collectables Building.

All work indicated on the drawings and as described in the façade grant Program application is to be performed by Fulton Exteriors except where noted otherwise.

Fulton Exteriors:	\$69,000.00
Merrillville Awning: 6 new awnings, 5'x7', w/ installation:	\$ 6,610.00
Sign Write Signs: 2 new panel signs, w/ installation:	\$ 600.00
<b>Total Construction Cost:</b>	<b>\$76,210.00</b>

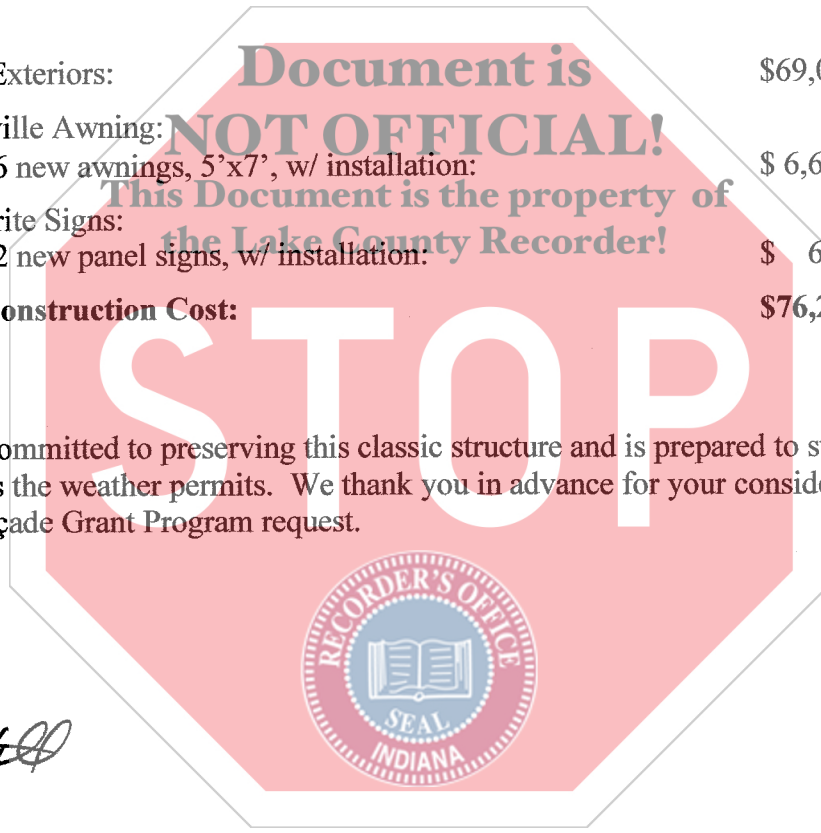
Mr. Knight is committed to preserving this classic structure and is prepared to start construction work as soon as the weather permits. We thank you in advance for your consideration in granting the Façade Grant Program request.

v/r



David R. Hill  
Architect

791 Lincoln Street  
Hobart, Indiana, 46342  
(312) 550-3203  
dhill@M2Ke.com



Fulton Exteriors


130 South Wabash St.  
Hobart, IN 46342

Phone # 219-712-0233 fultonexteriors@aol.com  
Fax # 219-945-1702

Date	Estimate #
12/31/2013	21

Name / Address
Knight Coin & Collectables 237 Main St. Hobart, IN 46342

Project

Description	Total
Historical work to be done on Masonry building according to blueprint. All patches, 25% miscellaneous grinding and pointing. New concrete stoop on south elevation and replace 2 window sills. Prime and paint entry door and windows. Install 6 new light fixtures. Remove old signs on building. Remove all existing anchors in masonry and patch. Reset stone under south window elevation so wall is plumb.	69,000.00
Caulk perimeter of all windows after paint. Grind and caulk all granite on bottom of building. Demo and rebuild north elevation parapet wall approx. 3000 brick. Grind and point remaining 75% of building.	16,000.00
<p><i>Not included in grant application</i></p>	
<p><b>STOP</b></p> <p><b>NOT OFFICIAL!</b></p> <p>This Document is the property of the Lake County Recorder!</p> 	
Signature _____	
4 Installments of \$21,250 or \$17,250(Contract signed)(1/3 work done)(2/3 work done)(upon completion)	<b>Total</b> <del>\$85,000.00</del>



# Merrillville Awning Co.

## PROPOSAL

1420 East 91st Drive  
Merrillville, IN 46410

219-736-9800  
219-736-9100 Fax

awningguy.com

TO: David Hill  
M2KE Design  
791 Lincoln St.  
Hobart, IN 46342  
P: 312.550.3203  
dhill@m2ke.com

PROJECT: Knight Coin and Collectables  
237 Main St.  
Hobart, IN 46342

11.1.13

**Thank You for the opportunity to provide this proposal for the following:**

FABRICATE & INSTALL: Traditional Canvas Awnings

DIMENSIONS: 5' Wide x 7' Drop x 3' Projection

FRAME: Welded Aluminum Tubing, Mill Finish, Unpainted

FABRIC: Sunbrella Acrylic Canvas

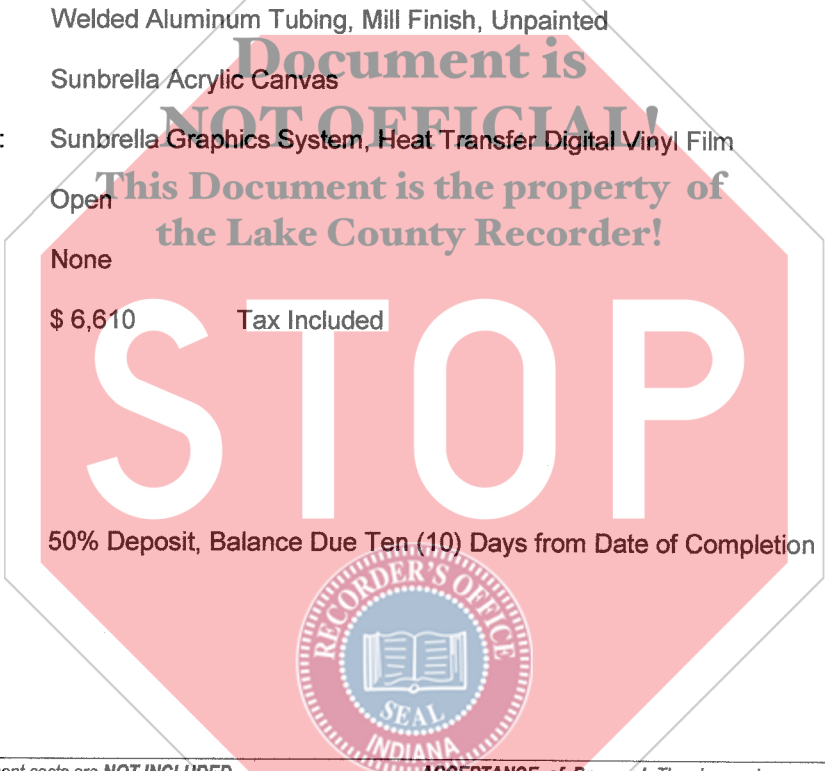
GRAPHICS: Sunbrella Graphics System, Heat Transfer Digital Vinyl Film

BOTTOM: Open

LIGHTS: None

PRICE: \$ 6,610 Tax Included

TERMS: 50% Deposit, Balance Due Ten (10) Days from Date of Completion



**PERMIT FEES** and procurement costs are **NOT INCLUDED**.  
**ELECTRICAL** All Wiring & Connections by Owner's Licensed Electrician.  
**SALES TAX** has been estimated and included in the price above unless tax exempt. All tax exempt orders must include Exemption Certificate. All discounts and sales taxes are applied to product only. will appear separately on final invoice.

**ACCEPTANCE of Proposal**- The above prices, specifications and conditions are satisfactory and are hereby accepted and agreed to with my signature below.  
Merrillville Awning Co. is authorized to do the work specified, per approval drawings to follow. Installation Labor is non-taxable. Sales Tax and Installation Labor Details on approved drawings take precedence over stated specifications in this proposal, I agree to the TERMS stated above.  
I agree to pay 2% per month finance charges on overdue balances

Respectfully Submitted:

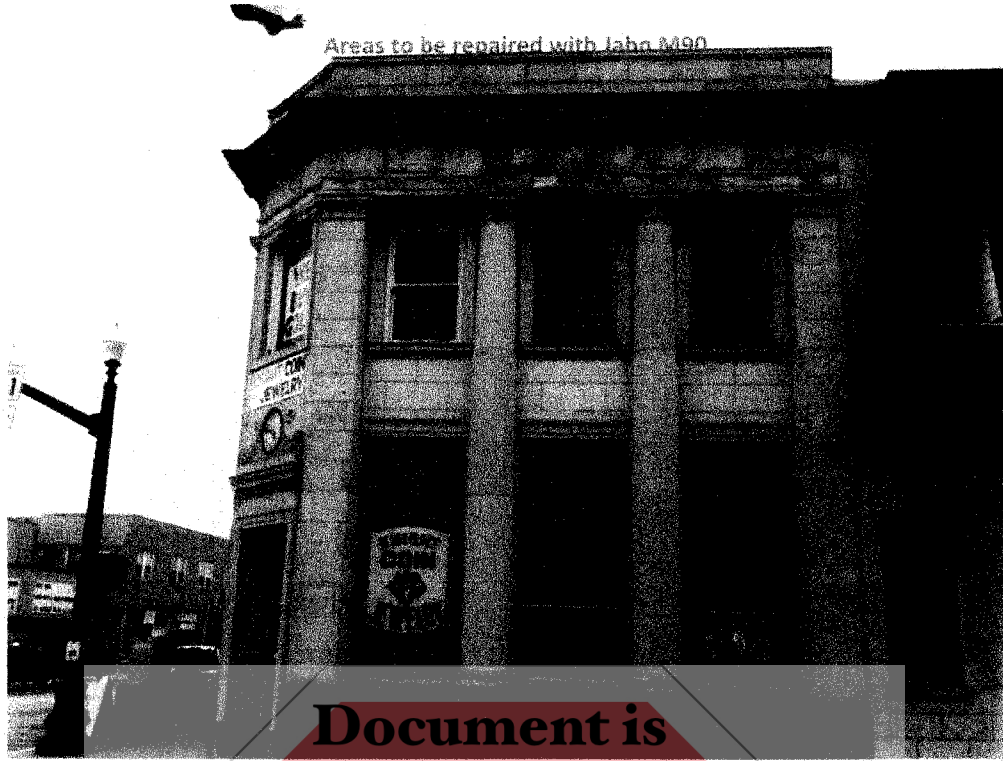
Date of Acceptance: \_\_\_\_\_

\_\_\_\_\_  
Mike Blessing

Signature: \_\_\_\_\_



Areas to be repaired with Jabo M90



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NOT OFFICIAL!**

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the Lake County Recorder!**

**STOP**





**Areas of Immediate Concern (Stabilization):**

- Replace one sill and one door stoop.
- Tuck-point all missing mortar.
- Remove abandoned anchors & grout holes.
- Stabilize cornice, freeze and architrave (skim or slurry coat).
- Stabilize one additional window sill (sealant).
- Stabilize column bases.

**Areas of Long-Term Concern (Restoration):**

- Replace one additional sill.
  - Replace selected cornice, freeze and architrave pieces.
  - Replace selected column bases & capitals.
  - Repair / replace First & Second Floor windows.
  - Provide new signage.
- NOTE:** Some pieces may be good candidates for concrete patching using a top coat mix or a polymer modified patch material.

# M2Ke design



Window Header

Areas of Immediate Concern (Stabilization):  
Tuck-point all missing mortar.  
Stabilize cornice, freeze and architrave (possibly skim or slurry coat).

Areas of Long Term Concern (Restoration):  
Replace selected cornice, freeze and architrave pieces.  
Replace one window header.  
Repair / replace First & Second Floor windows.  
Provide new signage.

**NOTE:** Some pieces may be good candidates for concrete patching using a top coat mix or a polymer modified patch material.

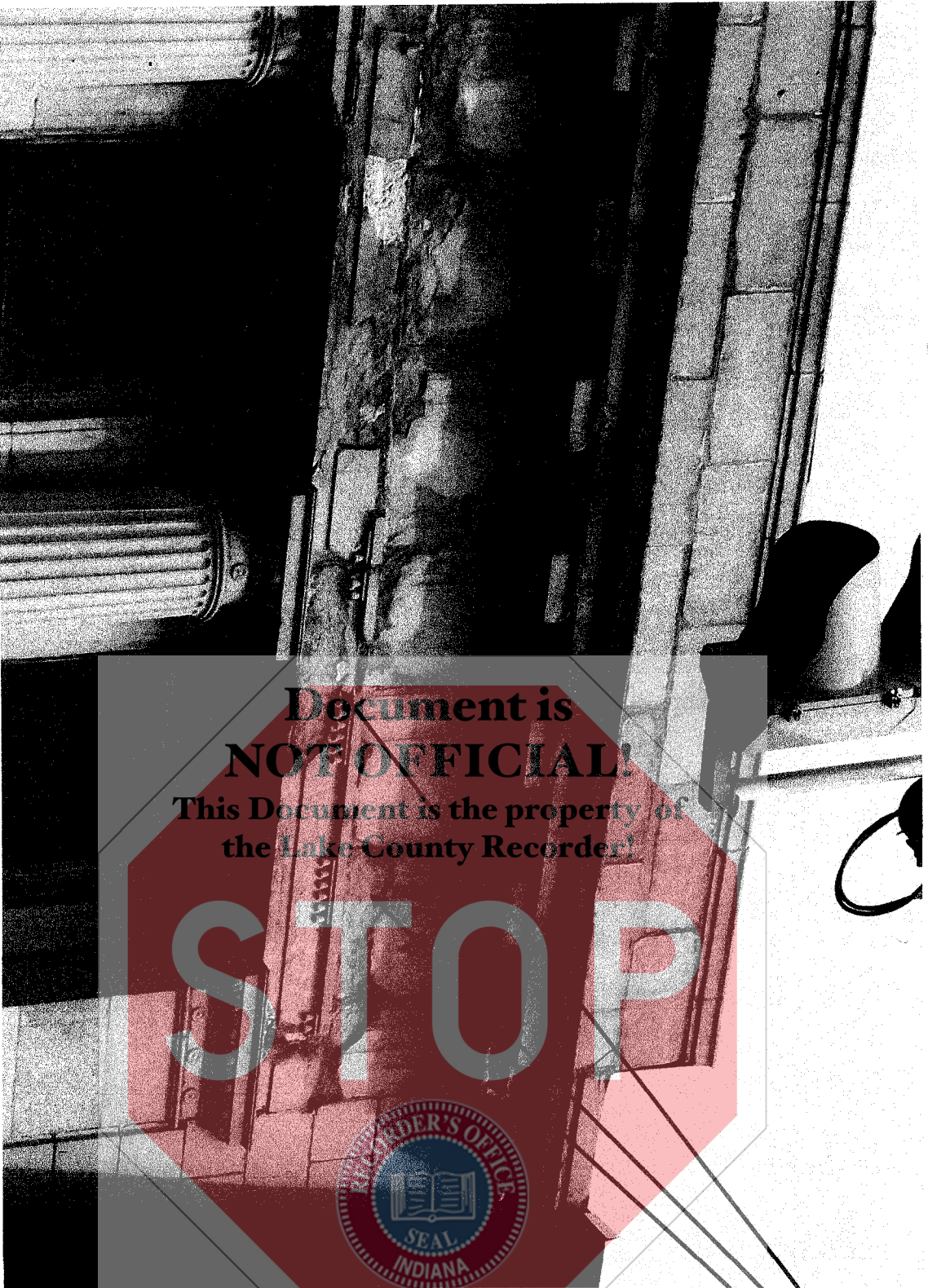


Finish "Top Coat"  
Normal Concrete  
Core

South Window Sill

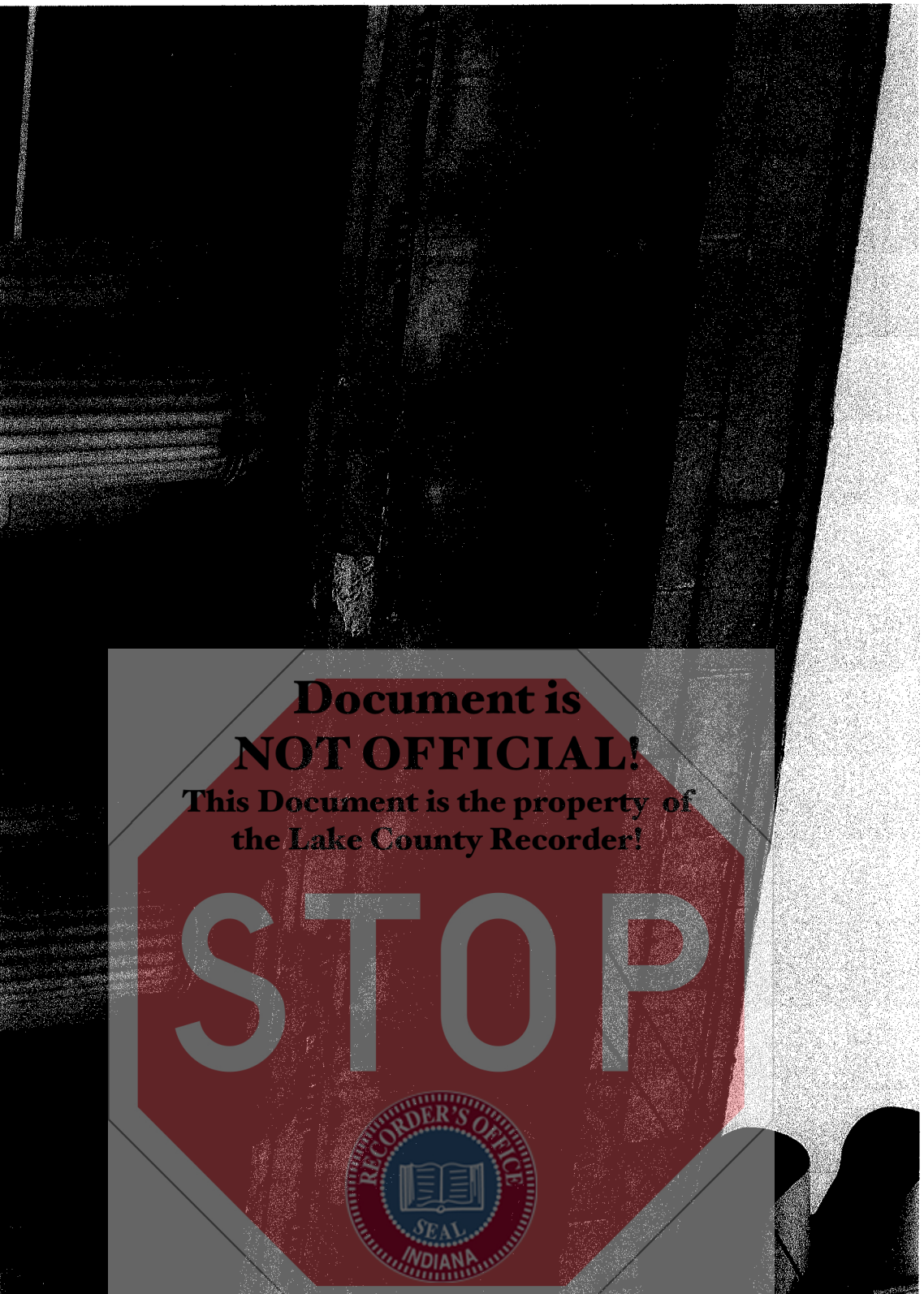
8/29/2013

237 Main Street Stabilization & Restoration



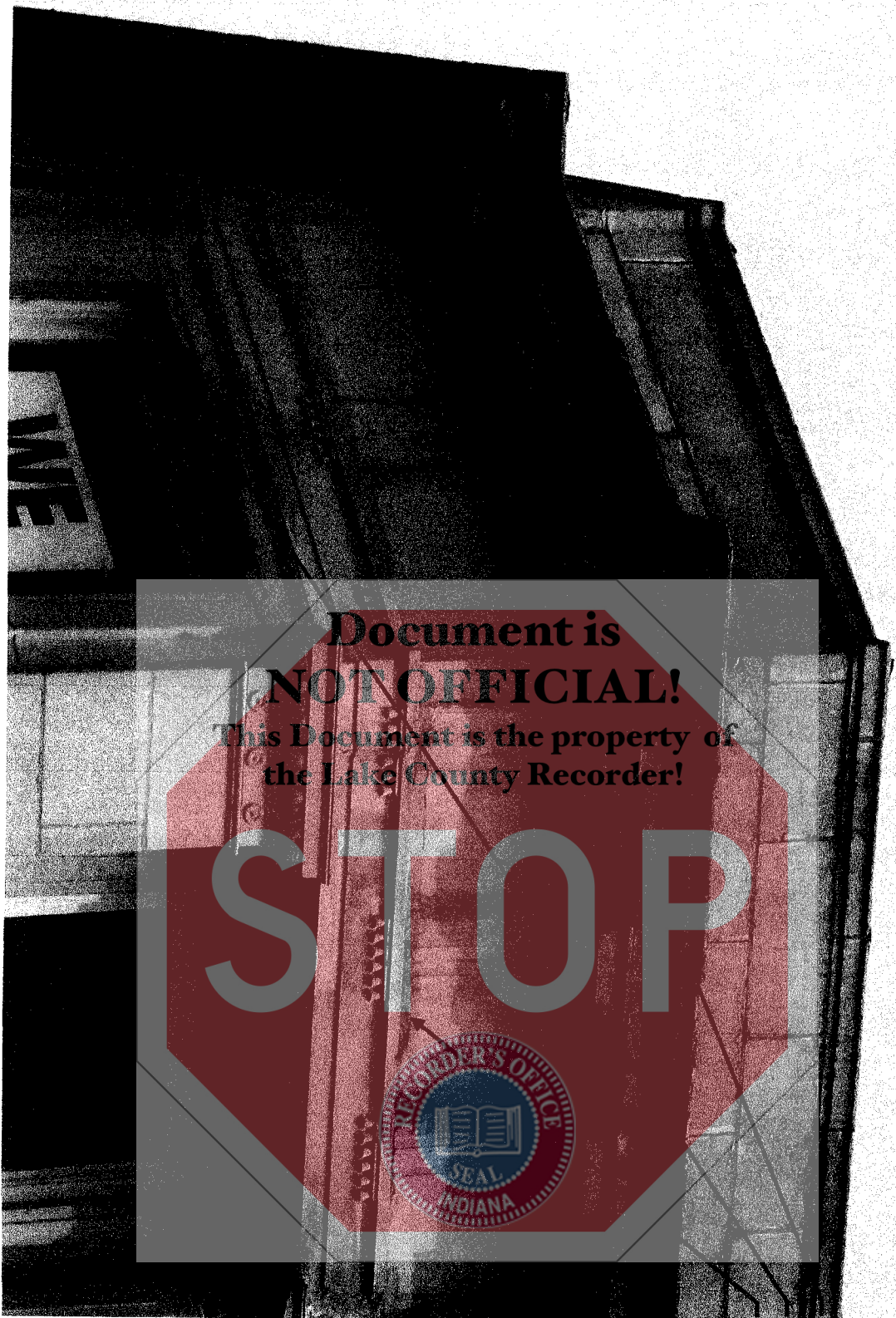
Architrave  
Freeze  
Cornice

South Cornice, Freeze & Architrave



Column Capital  
Freeze  
Architrave

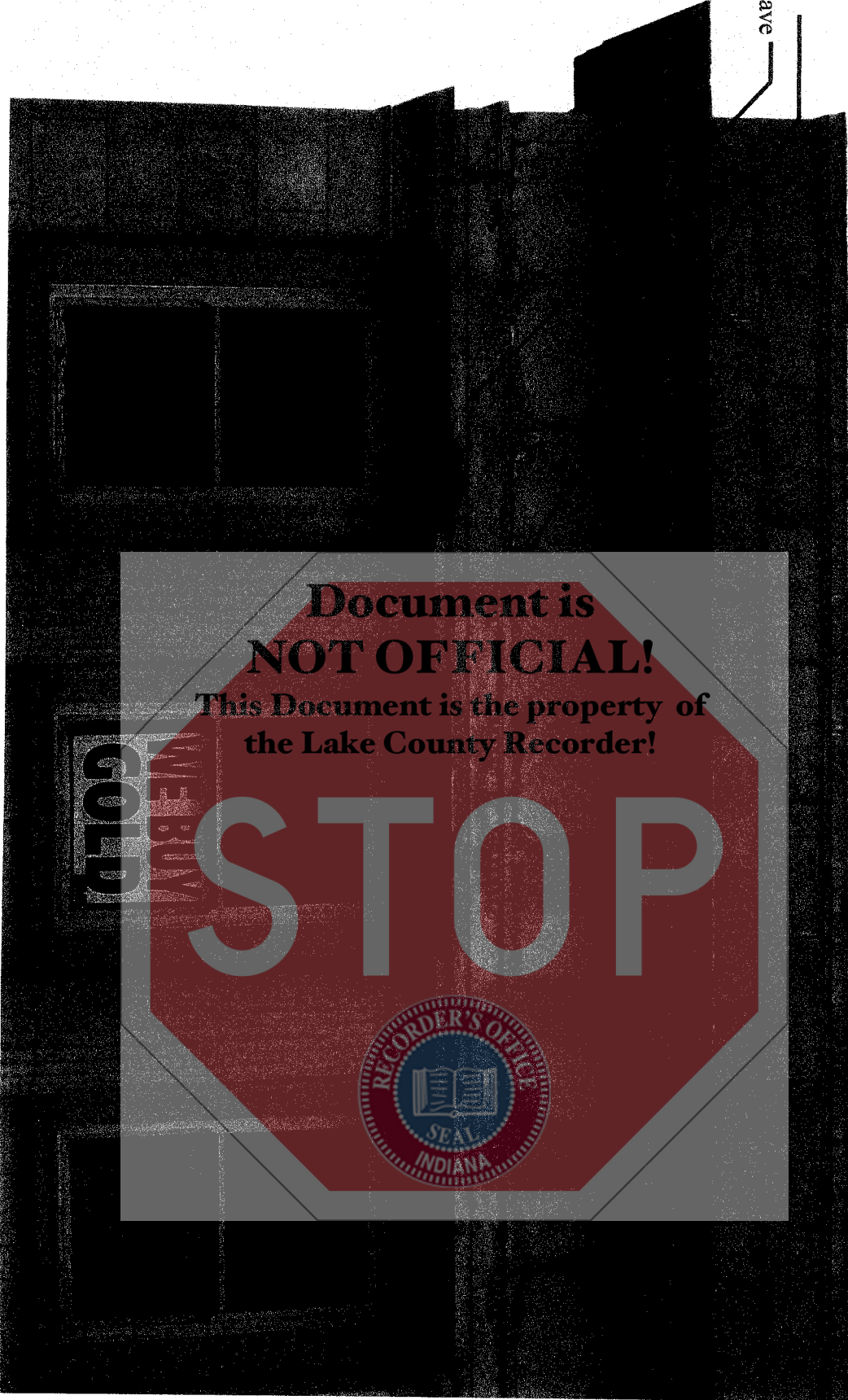
South Cornice, Freeze & Architrave



Cornice  
Window Header  
Freeze

South Cornice, Freeze & Architrave

Freeze  
Architrave



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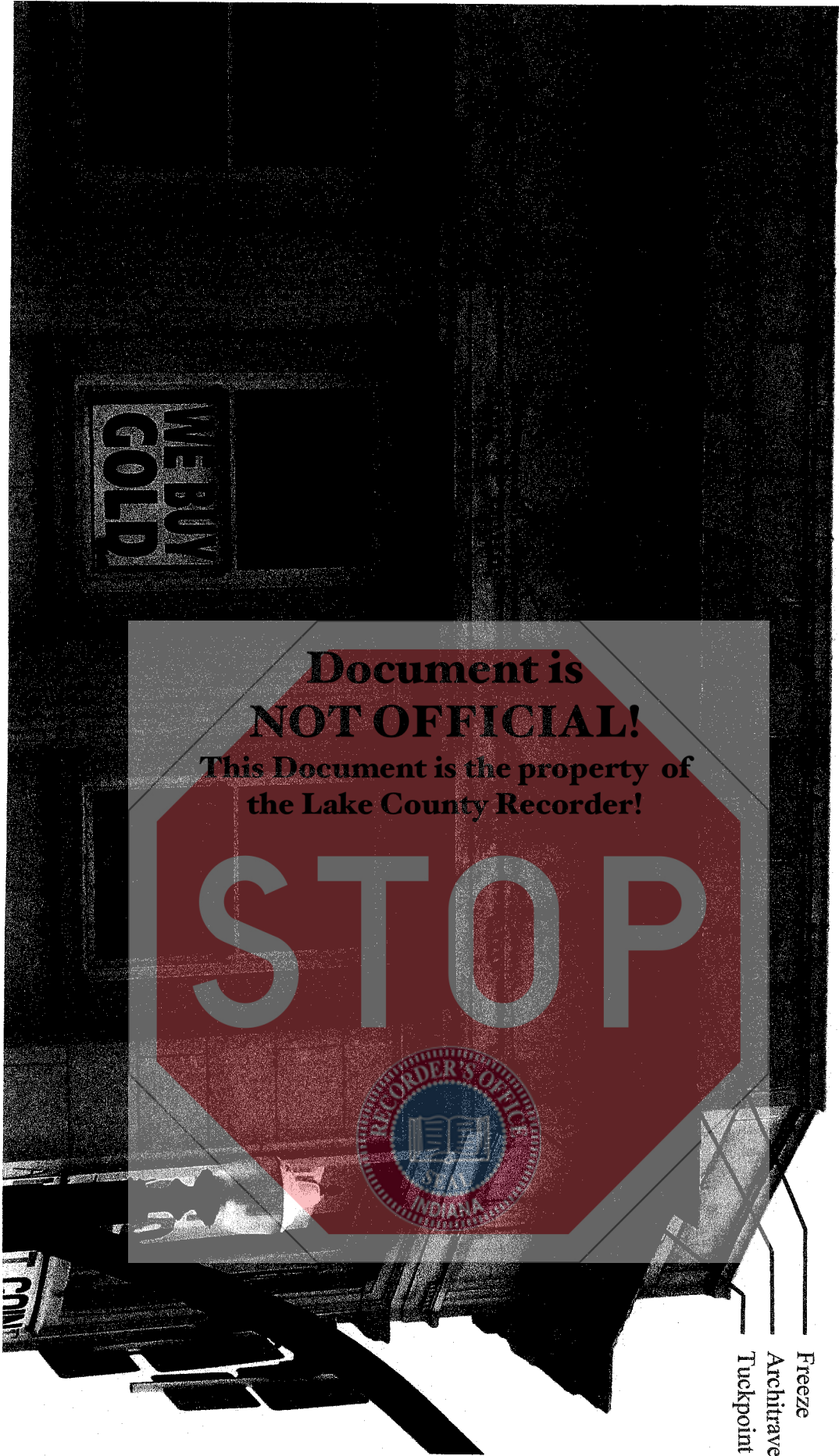
WE BOW  
GOLD

West Cornice, Freeze & Architrave

8/29/2013

237 Main Street Stabilization & Restoration





West Cornice, Freeze & Architrave

8/29/2013

237 Main Street Stabilization & Restoration

# M2Ke design

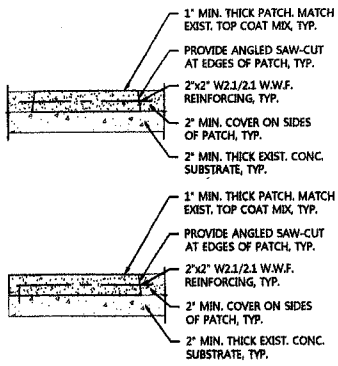
791 Lincoln Street  
Hobart, Indiana, 46342-5233  
(312) 550-3203  
dhill@m2ke.com

David R. Hill, R.A.  
IN LIC#: AR10600080  
© M2Ke design 2013

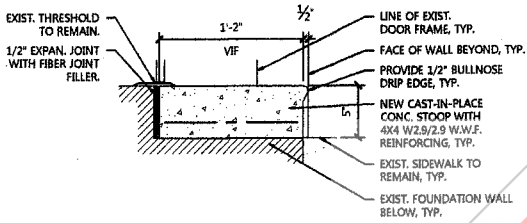
## HISTORIC FACADE RESTORATIONS

KNIGHT COIN & COLLECTIBLES  
237 MAIN STREET,

HOBART, INDIANA

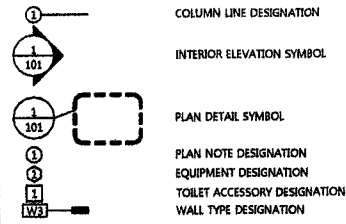


4 TYP. PATCH DETAILS  
Scale: 1 1/2"=1'-0"



5 NEW CONC. STOOP DETAIL  
Scale: 1 1/2"=1'-0"

### ELEVATION SYMBOLS



### DEMOLITION GENERAL NOTES

PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED BY INDICATED DEMOLITION.  
CONTRACTOR SHALL NOT EXECUTE ANY DEMOLITION, NOTED OR IMPLIED, THAT RESULTS IN UNSAFE CONDITIONS OR THAT CAUSES DAMAGE TO ADJACENT CONSTRUCTION NOTED TO REMAIN.  
MAKE ALL SAW-CUTS, NOTED OR IMPLIED, CLEAN, TRUE AND STRAIGHT.  
WHERE EXISTING CONDITIONS PREVENT THE SAFE DEMOLITION OF ITEMS NOTED TO BE DEMOLISHED, OR WHERE ITEMS NOTED TO REMAIN ARE DISCOVERED TO BE IN POOR CONDITION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SAID CONDITIONS BEFORE PROCEEDING WITH THE WORK.  
REMOVE ALL EXISTING ABANDONED ANCHORS & ACCESSORIES COMPLETE AND GROUT FULL ALL HOLES.  
REMOVE ALL LOOSE, SPALLED OR UNSTABLE EXISTING MASONRY NOT OTHERWISE NOTED TO BE REMOVED.  
PREP ALL EXISTING SURFACES AND SUBSTRATES TO REMAIN AS REQUIRED FOR NEW WORK OR NEW PATCHING.

### DEMOLITION KEY NOTES

- 1 REMOVE EXIST SIGNAGE COMPLETE
- 2 SAW-CUT AND REMOVE SURFACE OF EXISTING METEPE TO REMAIN AND PREP FOR PATCHING.
- 3 SAW-CUT AND REMOVE SURFACE OF EXISTING TRIGLYPH TO REMAIN AND PREP FOR PATCHING.
- 4 SAW-CUT FAUX MORTAR JOINT IN EXISTING METEPE TO REMAIN.
- 5 SAW-CUT AND REMOVE END PORTION OF EXISTING DENTEL TO REMAIN AND PREP FOR PATCHING.
- 6 SAW-CUT AND REMOVE OF EXISTING GUTTAE TO REMAIN AND PREP FOR PATCHING.
- 7 REMOVE EXISTING SLURRY COAT ON TOP OF CORNICE COMPLETE, TYP.
- 8 SAW-CUT EXISTING ARCHITRAVE TO REMAIN AS REQUIRED AND PREP FOR PATCHING.
- 9 SAW-CUT PORTION OF EXISTING WINDOW HEADER TO REMAIN AND PREP FOR PATCHING.
- 10 REMOVE EXISTING LIGHT FIXTURE BASE. PREP EXISTING CIRCUIT AND BACK BOX FOR NEW LIGHT FIXTURE.
- 11 SAW-CUT AND REMOVE END PORTION OF EXISTING CORNICE AND PREP FOR PATCHING.
- 12 REMOVE EXISTING WINDOW SILL AND PREP FOR INSTALLATION OF NEW PRE-CAST SILL.
- 13 DEMOLISH EXISTING STOOP COMPLETE AND PREP FOR INSTALLATION OF NEW CAST-IN-PLACE STOOP.
- 14 SAW-CUT AND REMOVE SURFACE OF EXISTING COLUMN BAS TO REMAIN AND PREP FOR PATCHING.

### DRAWING INDEX:

A200	EXISTING ELEVATIONS DEMOLITION
A210	ELEVATIONS NEW WORK

### PHASING PLAN:

- PHASE 1 (STABILIZATION) - 2014:
1. CLEAN & POWERWASH ALL EXISTING MASONRY TO REMAIN.
  2. TUCKPOINT ALL EXISTING MASONRY TO REMAIN.
  3. PATCH EXISTING MASONRY AS SHOWN.
  4. REMOVE AND REPLACE SELECTED PRE-CAST PIECES AS SHOWN.
  5. DEMOLISH EXISTING STOOP AND INSTALL NEW CAST-IN-PLACE STOOP AS SHOWN.
  6. PAINT SECOND FLOOR WINDOWS AS SHOWN.
  7. PAINT FIRST FLOOR SIDE ENTRY DOOR & FRAME AS SHOWN.
- PHASE 2 (RESTORATION) - 2014:
1. REMOVE EXISTING SIGNAGE & INSTALL NEW SIGN PANELS AS SHOWN.
  2. REMOVE EXISTING LIGHT FIXTURES & INSTALL NEW LIGHT FIXTURES AS SHOWN.
  3. INSTALL NEW WINDOW AWNINGS AS SHOWN (BY OWNER).

MARK	DATE	DESCRIPTION
1	9/06/13	OWNER REVIEW
2	9/11/13	ISSUED FOR BID
3	1/9/14	FOR CONSTRUCTION

### EXISTING ELEVATIONS DEMOLITION

SCALE: 1/4"=1'-0" CLIENT: 002

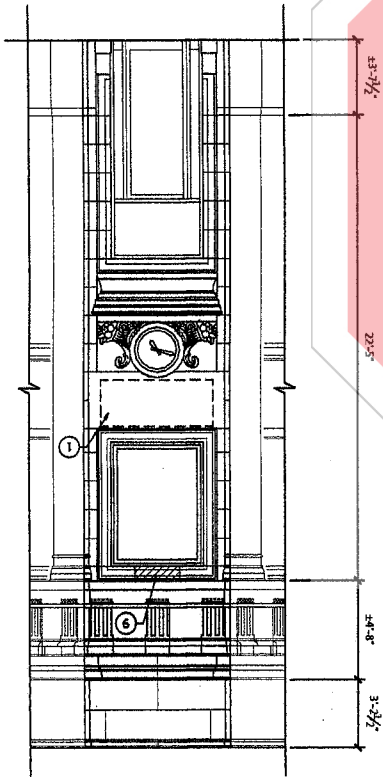
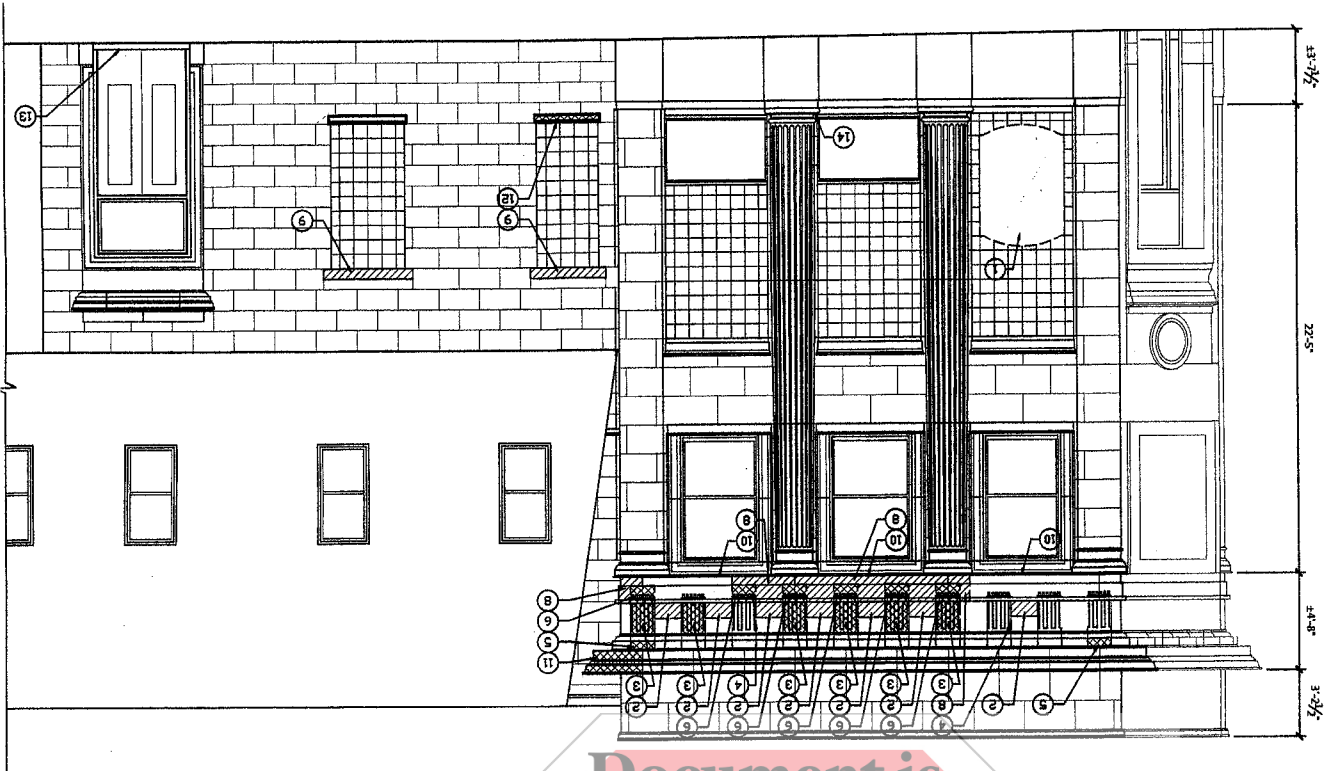
DATE: 09/11/13 PROJECT: 002001

DRAWN: DRH

APPRVD: DRH

# A200

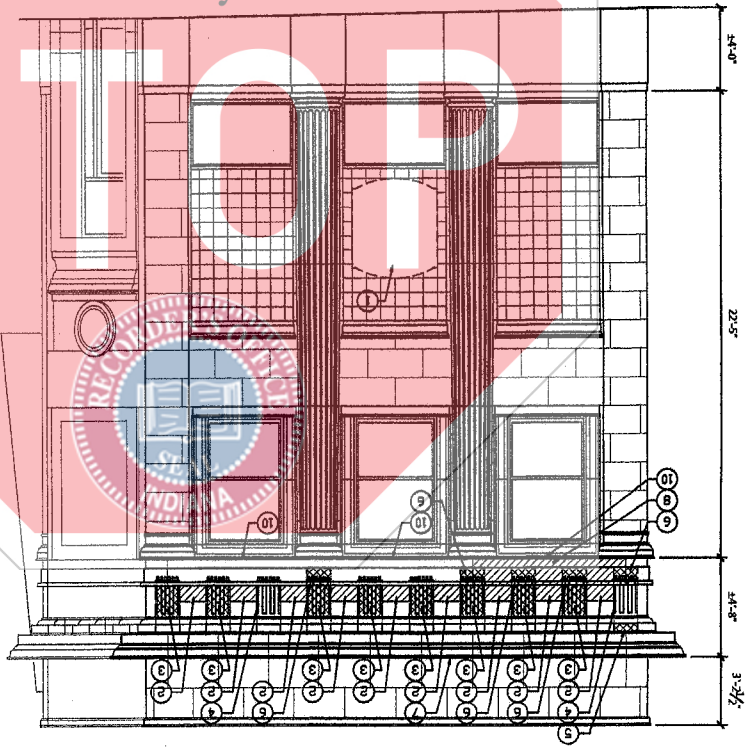
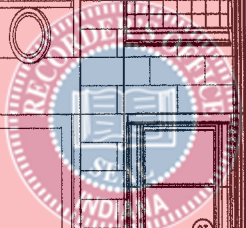
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STOP



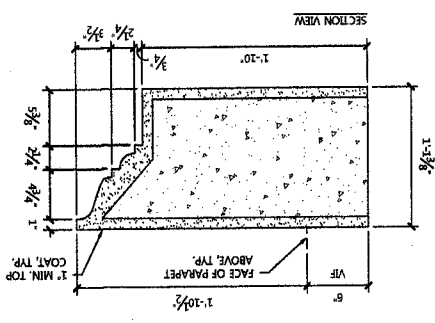
FILE: 002001-A210-ELEVS-N  
 DRAWN: DRH  
 APPRVD: DRH  
**A210**  
 DATE: 09/11/13 PROJECT: 002001  
 SCALE: 1/4"=1'-0" CLIENT: 002  
**ELEVATIONS  
 NEW  
 WORK**

MARK	DATE	DESCRIPTION
1	9/06/13	OWNER REVIEW
2	9/11/13	ISSUED FOR BID
3	1/9/14	FOR CONSTRUCTION

**HISTORIC FACADE RESTORATIONS**  
**KNIGHT COIN & COLLECTABLES**  
 237 MAIN STREET,  
**HOBART, INDIANA**

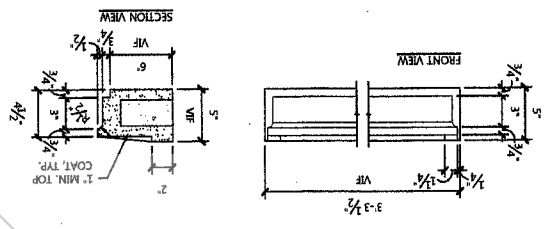
**M2Ke**  
 design  
 791 Lincoln Street  
 Hobart, Indiana, 46342-5233  
 (312) 550-3203  
 dhill@m2ke.com  
 David R. Hill, R.A.  
 IN LIC#: AR10600080  
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Scale: 1 1/2"=1'-0"



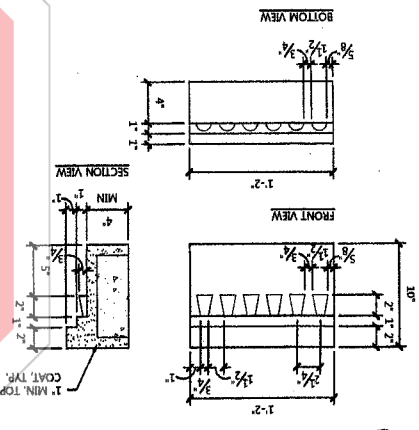
7 CORNICE DETAIL

Scale: 1 1/2"=1'-0"



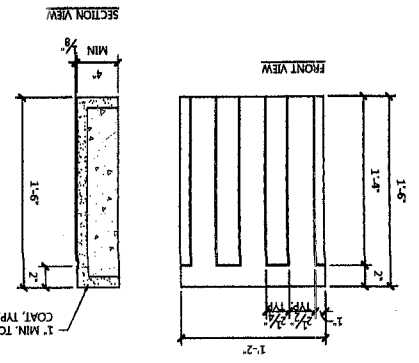
6 NEW WINDOW SILL DETAIL

Scale: 1 1/2"=1'-0"



5 GUTTAE DETAIL

Scale: 1 1/2"=1'-0"



4 TRIGLYPH DETAIL

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**ELEVATION SYMBOLS**

- WALL TYPE DESIGNATION
- TOILET ACCESSORY DESIGNATION
- EQUIPMENT DESIGNATION
- PLAN NOTE DESIGNATION
- PLAN DETAIL SYMBOL
- INTERIOR ELEVATION SYMBOL
- COLUMN LINE DESIGNATION

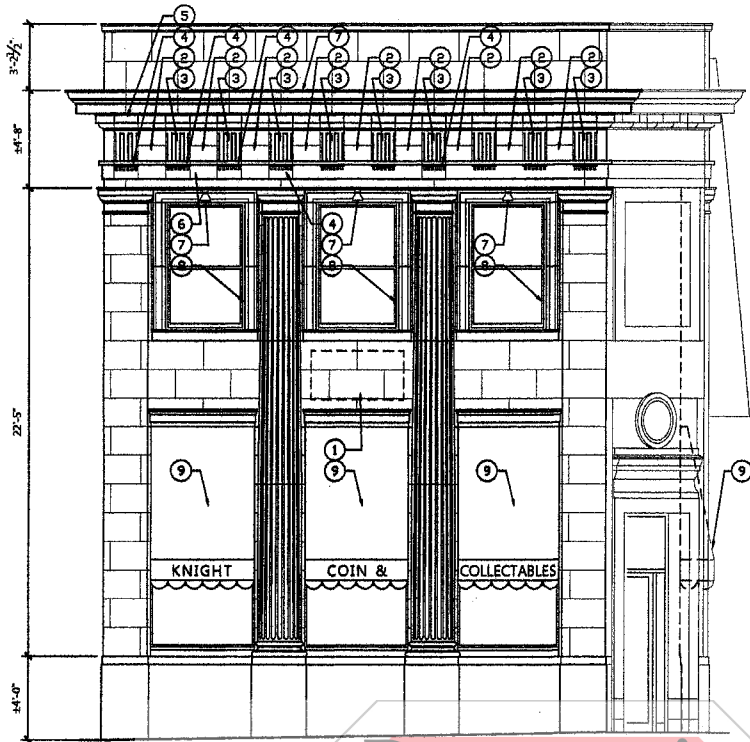
**NEW WORK GENERAL NOTES**

- CONTRACTOR SHALL THOROUGHLY EXAMINE AND VERIFY THE CONDITION OF ALL EXISTING MASONRY NOTED TO REMAIN. WHERE ITEMS NOTED TO REMAIN ARE DISCOVERED TO BE IN POOR CONDITION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SAID CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- CHEMICALLY CLEAN AND POWER-WASH ALL EXISTING MASONRY TO REMAIN.
- TUCKPOINT ALL EXISTING EXPOSED STEEL UNITS.
- PRIME AND PAINT ALL EXISTING EXPOSED STEEL UNITS.
- PERFORM ALL PATCH WORK IN ACCORDANCE WITH THE PRE-CAST CONCRETE INSTITUTE GUIDELINES.
- CONTRACTOR TO FIELD VERIFY THE DIMENSIONS AND PROFILES OF CORRESPONDING EXISTING PIECES TO REMAIN.
- ALL NEW PRE-CAST PIECES PRIOR TO FLAGGING AND ORDER. NEW PRE-CAST PIECES ARE TO MATCH THE DIMENSIONS AND PROFILES OF CORRESPONDING EXISTING PIECES TO REMAIN.

**NEW WORK KEY NOTES**

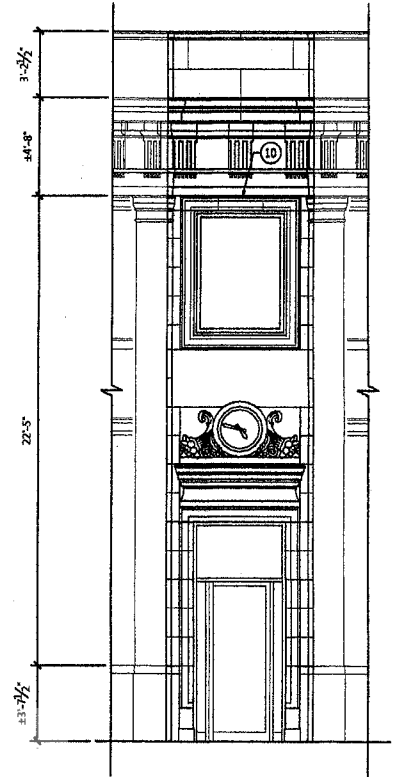
- NEW SIGN PANEL BY OTHERS, TYP.
- PATCH EXISTING METOPRE TO REMAIN. REFER TO TYP. DETAIL 4/A200.
- PATCH & RE-CARVE PRE-CAST TRIGLYPH. REFER TO DETAILS 4/A200 & 4/A210.
- PATCH & RE-CARVE PRE-CAST GUTTAE. REFER TO DETAILS 4/A200 & 4/A210.
- PATCH EXISTING DENTILE TO REMAIN. REFER TO TYP. DETAIL 4/A200.
- PATCH EXISTING ARCHITRAVE TO REMAIN. REFER TO TYP. DETAIL 4/A200.
- PROVIDE NEW LIGHT FIXTURE, RELEVATION LIGHTING MODEL. LUMEN OR EQUAL.
- SAND PRIME AND PAINT EXTERIOR OF EXISTING WOOD WINDOW. COLOR TO BE SELECTED BY ARCHITECT.
- NEW CANVAS WINDOW AWNING & ALUM. FRAME BY OTHERS. REFER TO TYP. DETAIL 4/A200.
- PATCH EXISTING WINDOW HEADER TO REMAIN. REFER TO TYP. DETAIL 4/A200.
- PATCH & RE-CARVE PRE-CAST CORNICE. REFER TO DETAILS 4/A200 & 7/A210.
- NEW ARCHITECTURAL PRE-CAST WINDOW SILL. REFER TO TYP. DETAIL 8/A210.
- NEW CAST-IN-PLACE CONCRETE STAIR. REFER TO TYP. DETAIL 5/A200.
- SAND, PRIME AND PAINT EXTERIOR OF EXISTING WOOD DOORS AND FRAME. COLOR TO BE SELECTED BY ARCHITECT.
- PATCH EXISTING COLUMN BASE TO REMAIN. REFER TO TYP. DETAIL 4/A200.

MARK	DATE	DESCRIPTION
1	9/06/13	OWNER REVIEW
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1 WEST ELEVATION

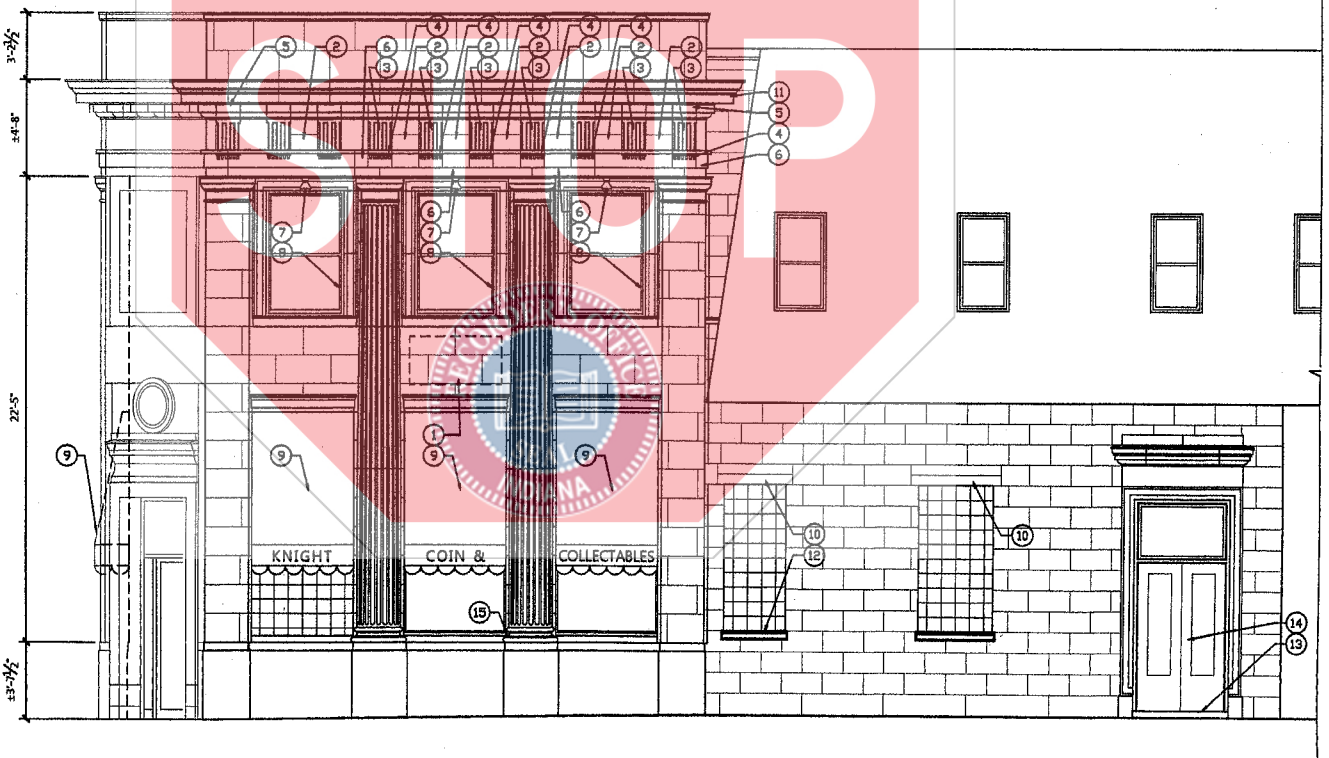
Scale: 1/4"=1'-0"



2 SOUTH-WEST ELEVATION

Scale: 1/4"=1'-0"

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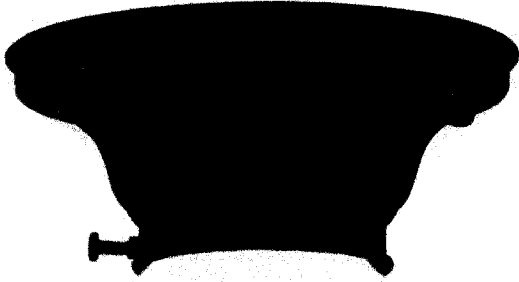


3 SOUTH ELEVATION

Scale: 1/4"=1'-0"

# Laurel

Oil-Rubbed Bronze, Opal Bell Shade | Item #A2227



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[Click to enlarge](#)

The same heirloom quality as our custom-made lights, this fixture-and-shade combination was pre-made by our craftspeople in Portland, Oregon. It's ready to go when you are - at a special Quick Ship price.

- Oil-Rubbed Bronze finish
- 7" Opal bell shade

Back in the day, this sweet little fixture was liable to be found in nearly any kind of house and any room - porches included. The Laurel serves small bathrooms and hallways especially well, but also makes a lovely companion to other more prominent fixtures in large interiors, as well. We love how the Oil-Rubbed Bronze sets off the Laurel like a well-chosen punctuation mark.