

LOWELL HISTORIC PRESERVATION BOARD MEETING
MAY 7, 2013
6:00 PM

Chairman Floyd called the meeting to order at 6:07 PM. The Pledge of Allegiance was recited. Recording Secretary Gena Knapp took roll call. Members answering the roll call were Ken Floyd, Susan Riley, and Martha Burger-Farrellbegg. Connie Schrombeck and Clifford Tetrault were not present. Also present were Building Official Tom Trulley, Indiana Historic Society Representative Tiffany Tolbert and two citizens.

APPROVAL OF MINUTES

Mrs. Burger-Farrellbegg made a motion to approve the April 2, 2013 regular meeting minutes, seconded by Ms. Riley and carried by voice vote.

NEW BUSINESS

PETITIONER: #2013-005 Roger Eghbali, 405 E. Commercial Ave., Lowell, IN 46356

REQUEST: Certificate of Appropriateness

PURPOSE: Painting Sign, The Old Paint Is Chipping Off

Roger Eghbali, 14235 W. 185th Ave., stated he is in the process of opening a paint store in one of his storefronts since the hardware store has closed, and was re-painting the storefront when he was stopped and asked if he had permission to do the painting. He stated he finished what he could and then went to get the appropriate application to ask for permission. Mr. Eghbali showed a picture of the storefronts he was speaking of and explained the areas he was painting, and that he also had a canvas for an awning that has been re-finished that he would like to put back up. He explained that the former tenant spray-painted the canvas black without his permission, so he had it re-finished to the original kelley green. Ms. Tolbert asked if Mr. Eghbali could state the addresses that he was working on and what specifically he was doing at each address. Mr. Eghbali stated at 401 and 403 E. Commercial he was re-painting the surface that was already painted. Ms. Tolbert asked what color he was painting the brick. Mr. Eghbali stated currently there is a coat of primer on there, but he will be painting it back to the green it originally was. Ms. Tolbert asked if the awning was located at 405 E. Commercial, and if he was putting the same awning back on. Mr. Eghbali stated that was where the awning was, and that he refinished the original awning and will be re-installing that. Ms. Tolbert asked if the frame was removed from the building. Mr. Eghbali stated he did remove it. Ms. Tolbert stated because you are re-painting the area that was already green; you do not need approval for that. The issue is painting the brick that is not currently painted. The Board would have to approve that area to be painted, but the guidelines suggest that the brick not be painted. She stated she understood that there was primer already on the brick, so the Board would have to decide if it is appropriate for that brick to be painted. Ms. Tolbert stated the barrel style of awning that has been refinished is no longer allowed in the downtown district. She stated if Mr. Eghbali had not removed the framing from

the building, he would have been able to put the canvas back up with that style being grand fathered in, but because it has been detached from the building, it is considered a new installation. A discussion followed on what the awning looked like compared to what was allowed in the guidelines.

Mr. Floyd asked if there were originally three awnings. Mr. Eghbali stated that was correct, one long one and two half moon awnings. Mr. Floyd asked if he wanted to put it back up exactly how it was before. Mr. Eghbali stated that was correct. Ms. Tolbert showed Mr. Eghbali the allowed awning types in the downtown district. She stated it is not to say that the Board cannot approve your request, this is just what is allowed through the guidelines. She stated there is no Certificate of Appropriateness needed for the surface that is already painted, but for the brick surface, she recommended to leave it unpainted because traditionally you would have the upper floors brick, some stone work, and then at the storefront you would see some painted wood for signage, but then beneath the window there would be paneling or brick that is unpainted. Mr. Floyd stated it is primed now, though. Ms. Tolbert stated that was correct. Mr. Eghbali stated the storefront next to his was already painted, so he was just trying to keep it the same. Discussion followed. Ms. Tolbert stated 403 E. Commercial has already been painted, so it may be okay to just have the rest painted like that one. The only real issue is the awning since it was removed from the building, it will not be grand fathered in, but that is the Board's decision to make.

Mr. Eghbali stated he would be painting 401 E. Commercial and 403 E. Commercial. Mr. Floyd stated the front would all be green, but the west side of the building will remain untouched. Mr. Eghbali stated that was correct. Ms. Tolbert stated there is a lot of green and suggested that the row of brick under the window and around the window be painted a shade of cream to make the window pop. Mr. Floyd stated there is a metal I-beam with rosettes that you may want to contrast as well. Discussion followed on what areas were suggested to be a contrasting color. Mr. Floyd asked what was under the current sign that is there. Mr. Trulley stated it is wood. Ms. Tolbert stated that would be fine because whatever the next business is that comes in there can use that area for a new sign. Ms. Riley asked what the material of the awning was. Mr. Eghbali stated it is canvas. Ms. Tolbert stated if you are willing to do the cream in exchange for the awning that should be fine. Mr. Floyd stated the awning is something that was there before as well. Mr. Trulley asked if all of the brick was in good shape or if it needed to be tuck-pointed. He stated if you paint it, all of that paint would have to be scraped out in order to tuck-point it. Mr. Eghbali stated it was not all falling apart. Mr. Trulley stated if there is mortar falling out around the bricks, then they need to be tuck-pointed. Ms. Tolbert stated you might want to look in to it because if it needs to be tuck-pointed and you paint it, you will keep re-investing money in paint because it will chip off. Mr. Trulley stated you have to maintain it under the Town Ordinance as well.

Discussion followed on how the motion should be made. Ms. Riley made a motion to approve the Certificate of Appropriateness for painting the brick the same color, which a Certificate of Appropriateness is not needed for, but the Board is recommending an accent color on the windows and rosettes. We are also adding to the Certificate of

Appropriateness the installation of the awning that was previously in place on the property at 405 E. Commercial. This Certificate of Appropriateness covers 401-405 E. Commercial. There will also be no painting on 405 E. Commercial. Mrs. Burger-Farrellbegg seconded the motion. The motion carried by voice vote. Mr. Floyd pointed out that this only covers the area that was previously painted, nothing further up the building. Ms. Riley made a motion to approve the request for a Certificate of Appropriateness because it does meet the requirements of the design guidelines, seconded by Mrs. Burger-Farrellbegg and carried by voice vote.

ADJOURNMENT

With no further questions or comments, Mrs. Burger-Farrellbegg made a motion to adjourn at 6:33 PM, seconded by Ms. Riley and carried by voice vote.

Ken Floyd, Chariman

Connie Schrombeck, Secretary