

**LOWELL HISTORIC PRESERVATION BOARD MEETING
DECEMBER 15, 2016**

8:30AM

Chairman Floyd called the meeting to order at 8:30AM. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade took roll call. Members answering the roll call were Ken Floyd, Susan Riley, David Schoon and Connie Schrombeck. Clifford Tetrault was absent. Also present were Carl Ferro, Building Administrator, Jeff Sheridan, Town Manager, Will Farrellbegg, Town Councilman, and 1 (one) citizen.

APPROVAL OF MINUTES

Ms. Riley made a motion to approve the September 22nd, 2016, regular meeting minutes, seconded by Mr. Schoon and carried with a voice vote of all ayes.

NEW BUSINESS:

Petition #16-031/ 406 E. Commercial Ave.

Petitioner: Kevin Hutnick
406 E. Commercial

CERTIFICATE OF APPROPRIATENESS

PURPOSE:

- 1. Paint Front Façade = Gravel Gray***
- 2. New Front Door***
- 3. New Signage to advertise business***

Mr. Hutnick stated he is a resident of Valparaiso and opened an office in August. He has also purchased a building in Kouts, the old library, and made that an office. They recently purchased the building in Lowell and would like to make that a real estate office also. His goal is to have a universal key for the agents that work for him so that they can use any of the offices he has, which also includes a building that he purchased in Hobart to meet with clients, copy or scan documents etc.

Mr. Floyd asked about the color of the sign. Mr. Hutnick referred to a picture of the sign they have in Valparaiso. He stated that is the logo we have on the other buildings. It has a grey line around the exterior with a white back and a home emblem on it which represents our first office in Valpo, which is actually in a home on Lincolnway, and it resembles that house. The name is on the front with our slogan. Mr. Floyd asked if it was going to be a metal sign. Mr. Hutnick stated that he uses Sikmo Signs, and whatever material we would prefer. He stated they have it as an aluminum sign but if you want different material we are open to anything. Mr. Floyd asked how the sign was going to be mounted. Discussion followed. Mr. Floyd asked Mr. Ferro if it meets the sign requirement. Mr. Ferro stated yes. Ms. Riley asked if the color of the sign was going to be gray or green. Mr. Hutnick stated the sign is green, and the exterior of the building they would like to paint gray. He referred to a color swatch with the color gray they would like to use, which is the same color they used in Kouts. Mr. Floyd asked if the

brick is painted currently? Mr. Hutnick stated yes, and it is peeling. He stated the entire building will be painted the grey color. Discussion followed. Mr. Hutnick stated that the current door is an exterior metal door that opens out. Mr. Ferro stated ADA requires it to swing out and since you are doing the remodeling you have to have an ADA door. Discussion followed on the door.

Mrs. Schrombeck asked about the area that the real estate office covers. Mr. Hutnick stated he would give them a little background on himself. Discussion followed on his businesses and the goal he has for his real estate business and the Lowell office.

Mr. Floyd asked if the color of the door will be a reddish mahogany? Mr. Hutnick stated that it is off the Home Depot site, I believe it is pre-hung and pre-stained. It is a mahogany in color.

Mr. Floyd asked for clarification on the commitment on the sign colors. Discussion followed. Mr. Floyd asked if they were planning on lighting the sign. Mr. Hutnick stated not at this time. Discussion followed.

Mr. Floyd asked the Board if they had any questions on the door or the exterior paint. Ms. Riley stated the building is vernacular so any style door will work and it has already been painted.

Ms. Riley made a motion to adopt the Findings of Fact for 406 E. Commercial, signage, front door and exterior paint color because it meets the requirements of the design guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.

Ms. Riley made a motion to approve the Certificate of Appropriateness for 406 E. Commercial, because it meets the design guidelines, seconded by Mr. Schoon and carried with a voice vote of all ayes.

CERTIFICATE OF APPROPRIATENESS IS APPROVED

ADJOURNMENT

With no further questions or comments, Ms. Riley made a motion to adjourn at 8:50am seconded by Mrs. Schoon and carried by voice vote.

Ken Floyd

Clifford Tetrault