

**LOWELL HISTORIC PRESERVATION BOARD MEETING
MARCH 1ST, 2016**

6:00 PM

Chairman Floyd called the meeting to order at 6:00PM. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade took roll call. Members answering the roll call were Ken Floyd, Connie Schrombeck, Susan Riley and David Schoon. Clifford Tetrault was absent. Also present was Tiffany Tolbert, Historic Landmarks Foundation of Indiana and two (2) citizens.

APPROVAL OF MINUTES

Ms. Riley made a motion to approve the January 26th, 2016 regular meeting minutes, seconded by Mr. Schoon and carried with a voice vote of all ayes.

NEW BUSINESS:

**PETITIONER: HISTORIC #16-009, 313 E. COMMERCIAL, LOWELL, IN
Charles and Mary Swiercz, 561 Eastwood Dr. Lowell, IN**

REQUEST: CERTIFICATE OF APPROPRIATENESS

**PURPOSE: (1) Repair/Replace 5' of parapet wall on south and west side of building.
(2) Repair/Replace store front windows on south side of building and all single hung windows on property.
(3) Tuck-pointing**

Charles Swiercz approached the bench and stated his name and stated his address as 561 Eastwood Dr. Lowell, IN. Mr. Swiercz stated that he was here tonight to present the application to repair the parapet wall on the south and west side of the building and as well as to replace and/or restore several broken windows and damaged and weathered windows. Mr. Swiercz stated that the building is in need of all these things to be fixed immediately for insurance reasons and also public safety.

Mr. Floyd asked if Tim (Story) was going to examine all the windows? Mr. Floyd stated from what I understand you are not looking to replace every window. Mr. Swiercz stated that we looked at them, there are several windows missing in the building. Mr. Swiercz stated several of them have pieces missing, whole sashes are missing, and Plexiglas is in place of some of the windows. Mr. Swiercz stated there is not a complete window at each location, and each location being slightly unique. Mr. Swiercz stated that we would either have to handcraft a new window to put in there or replace with historically fit replacement windows with an energy efficient low-e-glass. Mr. Swiercz stated that his plan of action was to; replace the three (3) windows on the second elevation facing south, those three (3) windows are all broken and would have to be completely rebuilt. Mr. Swiercz stated the entire building does have aluminum frame storm windows that are not original, probably from the 60's or 70's. Mr. Swiercz stated some of the storm windows are intact some are not. Mr. Swiercz stated that those three (3) windows are all facing commercial avenue and are in the apartments, he is looking at

a single pane or no pane on the south side of the building. Mr. Swiercz stated with all the traffic on Commercial Ave. he was hoping to replace the three (3) windows on the second elevation on the south side and then hopefully use any panes of glass or parts that are salvageable from there to restore the other nine (9) windows that are on the second floor that are not facing Commercial. Mr. Floyd stated that in order to make a motion each window would have to be listed. Mr. Floyd stated we want to try and match those windows throughout. Discussion followed.

Ms. Tolbert asked Mr. Swiercz if he had an example to show of what the replacement windows would look like. Mr. Swiercz stated yes we have a brochure from Quaker it is a historic replacement window. Mr. Floyd asked if you are looking at the aluminum one. Mr. Floyd stated this company will custom make each window and it is not that much costlier. Mr. Swiercz stated the bid we have from Quaker Windows is for custom made windows to every opening in that building. Mr. Swiercz stated that we are not changing a single dimension, nor furring anything in, and all the windows in the building are single hung. Discussion followed.

Mr. Swiercz stated the trim around the picture window is copper. Mr. Swiercz stated that Lowell Glass and Trim has changed the picture window three (3) times and the representative at Lowell Glass told him he can use all of the original material, all he has to do is put a pane in there. Mr. Swiercz stated he wants to keep the original copper. Discussion followed.

Mrs. Schrombeck asked about the glass blocks on the front of the window. Discussion followed. Mr. Schoon asked about the copper on the picture windows. Discussion followed.

Mr. Floyd asked if Tim came out. Mr. Swiercz stated that Tim feels most of them are salvageable, but where they are missing, they will have to be replaced or be handmade. Discussion followed.

Discussion followed on the motion.

Mr. Swiercz stated that the bathroom has a seven (7) foot window and he has to either change those panes to tempered and keep the frame, or possibly he was thinking glass block if the Board is ok with that. Mr. Swiercz stated that on the north side of the building, in the alley way between him and Mike's Heating behind the carpet store, there are two (2) windows up high on the back of the building. Mr. Swiercz stated the one (1) on the west side is a living room and the one (1) on the east side is a bathroom, and being that is directly next to the toilet, code is going to state that at least that needs to be tempered. Mr. Swiercz stated he would like to discuss a solution. Mr. Swiercz stated he was thinking possibly of glass blocking the window, or keeping the original window size and changing it to tempered, frosting it for privacy? Mr. Floyd stated that you would have to check with the Building Department for the codes, we could work with the frosted glass. Discussion followed on the motion.

Mr. Swiercz stated that my intention is to restore all or create new, maybe hand built sashes with Tim and order glass panes from Lowell Glass, then we are creating an efficient noise and energy window on Commercial Ave. which is best for whoever is living in those apartments to have some insulation.

Mr. Floyd discussed the motion. Mrs. Schrombeck asked if the proposed materials are in the guidelines. Ms. Riley stated yes. Discussion followed on the procedure that Tim Story follows on restoring windows.

Discussion followed on the tuckpointing and the steel beam on the parapet wall.

Mr. Floyd asked about the chimneys. Mr. Swiercz stated he would like to keep two (2) northern chimneys and remove the chimney that is furthest south.

Mr. Swiercz stated that he would also like to ask about the sidewalk and walk way that is along the west side in the alley in regards to the few stairs and walkway that come up to that side entrance on the west is coming apart. Mr. Swiercz stated it is brick covered concrete and also the grates on the window wells are broken and the inside of them is collapsing in. Mr. Swiercz stated that the recommendation of his contractor is to remove that sidewalk and pour a new one. Mr. Swiercz asked if that needs the Boards approval. Ms. Tolbert stated to work with the Town on this.

Ms. Riley made a motion to approve **the Findings of Facts as follows:**

Any window replaced will be kept the same size, three (3) front on south side, single hung, will be replaced, that are not existing now. All the windows on the first floor will be assessed and depending on their condition will be either restored or replaced with the same windows as the three (3) in the front, they will be brown in color. The front windows will be replaced with tempered glass. The bathroom will be replaced with either tempered or frosted glass. Tuckpointing will be done on the entire exterior of the building. The parapet wall will be restored with the same material and anything that is new will be to match existing color, mortar lay and mortar color. Two of the chimneys will be repaired and the one beyond restoration will be removed. Seconded by Connie Schrombeck and followed with a voice vote of all eyes.

Ms. Riley made a motion to approve the Certificate of Appropriateness stating the petition meets all of the requirements of our guidelines, seconded by Mr. Schoon and carried with a voice vote of all ayes. COA APPROVED.

ADJOURNMENT

With no further questions or comments, Ms. Riley made a motion to adjourn at 6:50PM, seconded by Mr. Schrombeck and carried by voice vote.

Ken Floyd

Clifford Tetrault