

**LOWELL HISTORIC PRESERVATION BOARD MEETING  
AUGUST 16<sup>TH</sup>, 2016**

**9:00AM**

Chairman Floyd called the meeting to order at 9:10AM. 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 Carl Ferro, Building Administrator, Jeff Sheridan, Town Manager, Tiffany Tolbert, Indiana Landmarks, Will Farrellbegg, Town Councilman and 4 (four) citizens.

**APPROVAL OF MINUTES**

Mr. Schoon made a motion to approve the June 7<sup>th</sup>, 2016, regular meeting minutes, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.

**NEW BUSINESS:**

**PETITION: HISTORIC #16-025, 110 CLARK ST., LOWELL, IN**

**PETITIONER: Bertha Goodrich,**  
8124 Greenwood Ave., Munster, IN

**REQUEST: CERTIFICATE OF APPROPRIATENESS, 110 Clark St., Lowell, IN  
46356**

**PURPOSE:**

- 1. Replace Front Door**
- 2. Replace Garage Door**
- 3. Replace North & South side windows**
- 4. Replace Glass only Picture Window**
- 5. Replace Front Windows**

**The public hearing was opened.**

Bertha Goodrich approached the podium and stated her name and address. She stated that she had purchased 110 Clark St., Lowell, IN. She stated that there was a lot of work that needed to be done with the building and she would like to start with getting the rear wall and roof fixed. She stated that she had talked to some contractors and would be starting on those projects in a few weeks. Mr. Floyd asked the petitioner if she wanted to just do the front now and deal with this later. Discussion followed.

Ms. Goodrich stated that she had supplied the Board with pictures of the garage door. She stated that she has discussed the windows with Mr. Floyd and he had a company that replicates historic windows. Discussion followed. She said she primarily wanted approval on the windows, there a lot of them broken or missing, and she needs to keep the water out.

Discussion followed on the garage door, front door, the style of them, and the materials that they would be made of. Ms. Goodrich stated that they would be wood, either oak or mahogany.

Ms. Goodrich stated she wanted to get approval to use vinyl windows on the side and the back and wood in the front. Discussion followed on the size of the windows in the front. Ms. Goodrich stated they are all double hung windows in the front. Ms. Riley asked if the size of the windows was going to change. Ms. Goodrich stated no, she is replacing the windows in the same opening.

Discussion followed on the doors being custom made by Nicks on Broadway. Ms. Riley asked if the garage door was steel. Ms. Goodrich stated it is all wood. Ms. Tolbert stated it is a wood door with a steel frame.

Ms. Goodrich asked if she could do aluminum on the side windows. Ms. Tolbert asked the petitioner about the side windows. Discussion followed on the color of the vinyl windows.

Ms. Tolbert asked about the material being used for the garage doors. Discussion followed. Mrs. Schrombeck asked the petitioner if she needed to keep the garage door usage for business purposes. The petitioner stated she wanted to keep the garage door. She does not want to change the look of the building.

Ms. Goodrich stated she also wants to replace the glass in the picture window. Discussion followed.

Discussion followed on the arch tops of the building.

Ms. Goodrich asked if she could put aluminum windows on the second (2<sup>nd</sup>) floor on the front of the building. Ms. Tolbert stated you could. Aluminum clad is ok. Discussion followed.

Discussion followed on the certificate of appropriateness requested and the motion.

**Public hearing was closed.**

Discussion followed on the front door. Ms. Tolbert stated that the pictures of the front door samples that the petitioner provided to the Board are residential in appearance and this is a commercial building. She made suggestions on the type of door that would be historically comparable. Discussion followed. It was decided that the front door would be a full glass and wood door, and the color would match the garage door.

Mr. Floyd discussed the motion that would be needed if they were to approve all the petitioner's requests, they would be as follows:

1. Full glass wood trimmed front door
2. Wood garage door

3. Aluminum Replacement windows to fit the opening of the current windows, and the aluminum frames will be cream color  
Discussion followed.

Mr. Schoon made a motion to approve the Findings of Facts for: **HISTORIC #16-025, 110 CLARK ST., LOWELL, IN for the following three items:**

- 1. Full wood/glass front door.**
- 2. Wood garage door.**
- 3. Replacement of exterior windows, with aluminum cream/bisque color to fit the existing window openings.**

**Because they meet the design guidelines, seconded by Ms. Riley and carried with a voice vote of all ayes.**

Ms. Riley made a motion to approve the request for a Certificate of Appropriateness, for the 3 (three) above items, because they meet the requirements of the design guidelines, seconded by Mr. Schoon and carried with a voice vote of all ayes.

### **Petition #16-028 / 320 E. Commercial Ave.**

Petitioner: Justin Goodman  
504 Gatewood Dr., Lowell, IN

### **CERTIFICATE OF APPROPRIATENESS PURPOSE:**

#### **1. New Signage to advertise business**

Mr. Goodman approached the podium and stated he is the owner of Optimum Viewing. We are opening up a store in Lowell. We are an authorized Direct TV retailer to sell their product through our store and also install it throughout the communities in Northwest Indiana. We would like to put up a sign on the storefront at 320 E. Commercial Ave. to advertise our business. The current name of our business is Optimum Viewing, it will be changed to Optimum Viewing DBA: Direct Connect. We would like to get approval to put up a sign outside of 320 E. Commercial. Mr. Goodman stated if you look at the cover letter I gave you it explains what it will look like, what it is made of and how we are going to attach it. Mr. Goodman stated that the attaching is not 100% yet because we are not sure what is behind the wood paneling. Mr. Floyd asked if they were going to leave the wood paneling up. Mr. Goodman stated yes. Mr. Floyd asked if they were going to paint the wood paneling. Mr. Pilcher stated they had discussed that and bounced back and forth on that issue ultimately deciding to not paint it. Discussion followed on how the sign would be attached, depending on if it is wood or brick behind the paneling. Ms. Tolbert stated there could be glass behind the paneling that would be consistent with historic buildings. Mr. Goodman asked if he could pull off the architectural marker and see how it was fastened. Ms. Tolbert stated he could investigate but would have to put the marker back up.

Mr. Floyd asked for clarification from the petitioner on the type of material that the sign was going to be made of. Mr. Floyd stated you mentioned plywood, I am pretty sure the

material that is approved from the Town is sign board only. Mr. Pilcher stated we met with Carl Ferro and he said it was ok. Mr. Sheridan stated he will check the signage ordinance and call the petitioner. Discussion followed. The petitioner asked about lighting the sign. Discussion followed on side lighting the sign. Ms. Tolbert stated the size of the sign is 3'x5' (three x five).

Mr. Goodman asked if the color of the sign was ok. Ms Tolbert stated that is the company's logo, we cannot make you change that.

**Ms. Riley made a motion to approve the Findings of Fact for Historic #16-028 / 320 E. Commercial Ave. for installation of the sign which is 3'x5' (three x five) oval shape with the logo and side lighting and applied flush mounted to the front façade, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.**

**Mr. Schoon made a motion to approve the Certificate of Appropriateness based on the fact that it meets the design guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.**

**Petition #16-026/ 222 E. Commercial Ave.**

Petitioner: Darryl DeVeaux

325 Pine Ridge Circle, Lowell, IN

**CERTIFICATE OF APPROPRIATENESS**

**PURPOSE:**

**1. New Signage to advertise business**

Mr. DeVeaux approached the podium and stated that he has a business at 222 E. Commercial. Mr. Floyd asked the petitioner if he is reading this correctly that your signage is currently behind the window and you would like to move it up. Mr. DeVeaux stated that is correct, I would like to put them where those two yellow boxes are (he referred to a photo he provided to the Board). Mr. Floyd stated those are old transient windows that were probably taken out and replaced.

Mrs. Schrombeck asked what the signs would be made of. Mr. DeVeaux stated that he was not sure what material was approved. Ms. Tolbert asked if the current signage hanging on the inside of the window were banners. Discussion followed.

Discussion followed on the type of material that was currently where the transient lighting used to be. The Board inquired if the signage would take up the entire space where the old transient windows were. Mr. DeVeaux stated yes.

Ms. Tolbert asked if the petitioner had met with a sign company yet. Mr. DeVeaux stated no that he thought he had to get permission first. Discussion followed on the process of getting approval for the signage. Ms. Tolbert suggested that the proposed sign for DT Wireless that shows images of cell phones would look more appealing if the images were taken off and replaced with verbiage only.

Mr. Sheridan asked if the petitioner was in a hurry for the signage. Mr. DeVeaux stated no. Discussion followed on side lighting the signage and the concerns for making a motion for approval on the signage without enough information.

Mr. Schoon asked the petitioner if he had any plans for the unsightly white brick on the building? Discussion followed and it was determined that the petitioner is the renter and not the owner of the building and that was a conversation that should be with the property owner.

Discussion followed on getting a mock up from a sign company, including colors, and material of signage. Discussion on putting up glass in the transient window and using decals for signage. Further discussion on possibly tabling the application until next month.

Mr. Floyd and Mr. Sheridan asked Mr. Ferro about sign board being the only permitted material. Mr. Ferro stated it is a marine grade plywood that is used and that is the approved material.

Mrs. Schrombeck made a motion to table petition #16-026, 222 E. Commercial Ave., Darryl DeVeaux, signage to advertise business, until the next meeting, seconded by Mr. Schoon and carried with a voice vote of all ayes.

#### ADJOURNMENT

With no further questions or comments, Ms. Riley made a motion to adjourn at 10:15am seconded by Mrs. Schrombeck and carried by voice vote.

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Ken Floyd

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Clifford Tetrault