

LOWELL HISTORIC PRESERVATION BOARD MEETING

May 20th, 2020

9:00am

Chairman Floyd called the meeting to order at 9:03am. Meeting was held via digital software due to social distancing. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade took roll call. Members answering the roll call were Ken Floyd, Sue Riley, Connie Schrombeck and Martha Farrellbegg. Tony Kinnis was absent. Also present was Rich Oman, Director of Planning and Building.

ELECTION OF OFFICERS:

Mrs. Schrombeck made a motion to nominate Ken Floyd for Chairman of the Historic Board for 2020, seconded by Mrs. Farrellbegg and carried with a voice vote of all ayes.

Mrs. Schrombeck made a motion to nominate Sue Riley, for Vice Chairman of the Historic Board for 2020, seconded by Mr. Floyd and carried with a voice vote of all ayes.

APPROVAL OF MINUTES:

Ms. Riley made a motion to approve the October 30th, 2019 regular meeting minutes, seconded by Mrs. Schrombeck and carried by voice vote of all ayes.

#20-001 Historic - 411 E. Commercial

PETITIONER: Jerry & Hope Krawczyk - Sandwich Shop

CERTIFICATE OF APPROPRIATENESS PURPOSE:

- Awning Sign

Chairman Floyd stated the petitioners are looking for a COA for a new awning with the existing frame. The board discussed the material.

Mr. Krawczyk stated the awning will also act as the sign for the business. It will have "Sandwich Shop" on it.

Mrs. Schrombeck made a motion to accept the Findings of Fact as it meets the guidelines, seconded by Ms. Riley and carried with a voice vote of all ayes.

Ms. Riley made a motion to approve the COA because it meets the guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.

#20-002 Historic 401 -405 E. Commercial

PETITIONER: Alex Kutanovski - Core Properties

- Windows, Tuck pointing

Chairman Floyd stated we will discuss the tuck pointing first.

Mr. Kutanovski stated he submitted to the Board a picture of the building displaying the west and south side. He stated the intent with the brick work was to remove the brick on the bottom and side that is deteriorated. The brick on the east side which was more recently replaced but poorly installed will also be removed. He referred to the picture that was submitted and stated they would like to remove the brick on the front of the building bottom portion. He continued, referring to the picture, stating on the top of the green painted area is a steel lintel that should be installed there. He stated they will increase the window size from the bottom of the sidewalk to the top of that lintel, they will be full size length windows in the opening. Mr. Floyd asked the size of the opening of the windows. Mr. Kutanovski stated they are (2)100x130", (2) 88x130 and (2) 70x122. Discussion followed. Mr. Kutanovski stated they will be installing new lintels to match the windows. Mr. Kutanovski stated that there will be a glass store front door inset into the building and the whole thing will be wrapped with glass. He discussed the brick work that is being done. He stated some will be replacement bricks and other areas will be tuckpointed. They are hoping to replace the cap with a limestone one. On the west side of the building the bottom portion on the corner is deteriorated, the contractor will wrap around this area with of 3-4' with new brick, then tuck point the entire west side. Ms. Riley asked if the mortar would match what is existing. Mr. Kutanovski stated they are striving to match the mortar that is existing.

Ms. Riley made a motion to accept the Findings of Fact for tuckpointing, the replacement and/or repair of the brick and mortar and caps on top of the building, as it meets the guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all eyes.

Ms. Riley made a motion to approve the COA for tuckpointing, the replacement and/or repair of the brick and mortar and caps on top of the building because it meets the guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all eyes.

Mr. Kutanovski discussed the windows. He stated all the windows downstairs will be aluminum bronze color, tempered glass. Mr. Floyd asked if these are the plate glass windows in the front? Mr. Kutanovski stated yes, all the windows downstairs on the 1st floor will be non-operational.

Mr. Kutanovski stated on the second floor, the intent is to have the siding removed that is there currently and the windows be restored back to full size windows. Discussion followed on the process. The center portion of the windows will be a double hung operational window; the side lights will appear to be double hung but they will not be operational. All windows upstairs and along the west side of building will be aluminum and same color as downstairs. The exception is the one window on the front that is currently fully covered in vinyl from a previous remodel there is a wall that was installed right down the middle of the window. He stated the intention is to a window back in with a dark tinting to it, and no brick over it. There would be no interior view of the window you would not be able to see in or out of it. There would just be an appearance of a window. The 3 windows on west side will all be replaced with operational, aluminum double hung windows. Mr. Kutanovski stated the door will match the color of the windows, he is not sure if the door will be aluminum or steel. He stated the window on

the first floor that is boarded off with the AC unit sticking out of on the west side will become a full-length window. Mr. Floyd stated to recap; the windows will be replaced with aluminum windows, and brick molding will be replaced.

Mrs. Schrombeck asked Mr. Kutanovski about the fire escape on the west side. Mr. Kutanovski stated it is still operational. Discussion followed.

Mrs. Schrombeck made a motion to accept the Findings of Fact for the windows as they meet the guidelines, seconded by Mrs. Farrellbegg and carried with a voice vote of all ayes.

Ms. Riley made a motion to approve the COA for the windows because it meets the guidelines, seconded by Mrs. Schrombeck and carried with a voice vote of all ayes.

Mr. Kutanovski stated the doors will be storefront doors and the color will match the aluminum on the windows. He stated there are 4 doors to be replaced, 3 downstairs will be inset into the building like they are now and the one that leads to the apartments upstairs is flushed to the building and will stay that way.

Mrs. Schrombeck made a motion to accept the Findings of Fact for the doors as they meet the guidelines, seconded by Mrs. Farrellbegg and carried with a voice vote of all ayes.

Ms. Riley made a motion to approve the COA for the doors as they meet the guidelines, seconded by Mrs. Farrellbegg and carried with a voice vote of all ayes.

DISCUSSION:

ADJOURNMENT:

With no further questions or comments, Mrs. Schrombeck, made a motion to adjourn at 9:35am, motion was seconded by Mrs. Farrellbegg and carried by voice vote of all ayes.

Ken Floyd

Tony Kinnis