

**LOWELL HISTORIC BOARD
MINUTES
Mayor's Reception Room, Lowell City Hall
May 9, 2022 at 6:00 p.m.**

Note: These minutes are not completed verbatim. For further detail, contact the Lowell Historic Board, Lowell City Hall, Room 51, 375 Merrimack Street or refer to video recordings available online at www.LTC.org.

Members Present: Jeffrey Harris, Chair; Lisa "LC" Cassidy, Aurora Erickson, Kerry Regan Jenness, Richard Lockhart, Christine McCall, James Wilde

Members Absent: Troy Depeiza, George Villaras

Others Present: Stephen Stowell, Administrator

The following represents the actions taken by the Historic Board at the 5/9/2022 meeting. Due to the COVID-19 pandemic, this meeting occurred in hybrid form, both in-person and via the Zoom video conferencing platform.

Chair Harris called the meeting to order at 6:00 p.m.

1. ELECTION OF OFFICERS

The Chair opened the floor to nominations for Chair and Vice-Chair.

Motion:

By K. Jenness, seconded by C. McCall, to:

Nominate J. Harris for Chair of the Lowell Historic Board.

Unanimously approved, 7-0.

Motion:

By C. McCall, seconded by J. Wilde, to:

Nominate K. Jenness for Vice-Chair of the Lowell Historic Board.

Unanimously approved, 7-0.

2. PUBLIC HEARINGS

A. **DLHD-22-26: 330 Jackson Street**

Application for a Historic Permit by 330 Jackson Street LLC for construction of an approximately 540 space, eight level parking garage on existing vacant lot pursuant to the Lowell Historic District Act (Chapter 566, Acts of 1983).

On Behalf:

Gerry-Lynn Darcy, Lupoli Companies
Aaron Bancroft, Cube3
Gregory Dunn, Cube3

G. Darcy introduced and described the proposed project.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

L. Cassidy inquired about the vertical elements being applied to the garage elevations. G. Darcy said that in working with the same pre-cast fabricator as the City's new garage nearby, that a certain amount of openness needs to be maintained. The vertical metal elements were added to take the edge off of the pre-cast and to break up the façade visually. The staintowers also break up the façade as well.

G. Dunn also mentioned the verticals seen within the pre-cast panels. The Administrator said that this approach is similar to the City's new garage where form liners were used to create patterns or some relief to the concrete panels.

The Chair said that the application notes a warm copper color for the vertical elements and was the intent to mimic the City garage's metal color. G. Darcy said that they were looking at more of a bronze color in order to stay away from anything too bright.

Motion:

By C. McCall, seconded by K. Jenness, to:

Vote to issue the Historic Permit for construction of an approximately 540 space, eight level parking garage on existing vacant lot at 330 Jackson Street in the Downtown Lowell Historic District conditional upon the following:

1. Submittal, review, and approval of material and color samples including, but not limited to, metal screen elements, prior to commencement of individual work items;
2. Submittal, review, and approval of any exterior signage, including private tenant, prior to fabrication and installation;

3. Coordination with City and State regarding interfacing with peripheral sidewalks and Justice Center entry plaza; and
4. Submittal, review, and approval of final design and construction details, and any scope of work alterations prior to commencement of individual work items.

Work is consistent with Sections 3.1, 5.301, and 5.7 of the Design Review Standards for the Downtown Lowell Historic District.

Unanimously approved, 7-0.

3. MINUTES

Approval of the Minutes of March 14 and March 31, 2022

Motion:

By C. McCall, seconded by J. Wilde, to:

Approve the minutes of March 14 and March 31, 2022

Unanimously approved, 7-0.

3. OTHER BUSINESS

A. Master Plan Steering Committee Designee

C. McCall described the upcoming City Master Plan process and the role of the Steering Committee. Correspondence regarding the Steering Committee and a position description was included the monthly meeting packet.

Motion:

By C. McCall, seconded by J. Wilde, to:

Designate K. Jenness as the Historic Board's representative to the City's Master Plan Steering Committee.

Unanimously approved, 7-0.

B. Enforcement/Violations Update

Work continues to assist businesses with DPD's Sign and Façade program assistance as well as Historic Board Sign Grants. Several businesses have removed lit "open" signs that have crept in during the pandemic and work continues to assist them and others on signage needs. Coordination is currently taking place to wrap up design and fabrication for several businesses in the Bridge and Merrimack street areas

Several Requests for Compliance for minimum maintenance were sent out during April for various storefront issues including wood repairs and painting. Most are engaging with the Administrator and are working toward completing work over the next several weeks. The Administrator made a report on two properties, 169

Merrimack Street and 147 (aka 175) Central Street, that have been non-responsive to the Board's initial correspondence and a vote was requested for an Order to Appear/Comply for both.

Motion:

By K. Jenness, seconded by L. Cassidy, to:

Send an Order to Appear/Comply to the property owners of 169 Merrimack Street and 147 (aka 175) Central Street regarding minimum maintenance and unauthorized work.

Unanimously approved, 7-0.

C. Administrator's Report

The Administrator noted that the materials in the packet are for informational purposes and would be included in the record.

Upcoming Projects

Several projects are in the review stage and will require public hearings including rehabilitation of 199 Market Street, a few mural proposals, and housing along upper Father Morissette Boulevard, all in the Downtown Lowell Historic District, and new housing at Willie and Wiggin streets and at Fletcher and Cross streets in the Acre Neighborhood District.

Preservation Month

The Administrator presented a 90 minute Lowell Walks tour on Saturday, May 7 on downtown architectural styles for approximately 65-70 people. In addition, the Board's social media platforms have already had several Preservation Month-themed posts and will continue to do so throughout the month of May.

Lowell Sun Sign

Efforts continue to arrange a meeting between the Sun newspaper and the Sun Building owners is in the process of being arranged while an update to the \$45,455 cost estimate is being obtained. As you recall, the sign would be converted to LED resulting in less maintenance and operation costs due to the longevity of the LED components and the fact they require far less power than neon.

Downtown Lowell Historic District Building Markers

24 new markers are in the process of being developed that will be installed as they are fabricated. To date, 44 markers have been installed.

National Alliance of Preservation Commissions Forum

The Administrator will be seeking approval to attend the National Alliance of Preservation Commissions biennial Forum, the only national conference focused on the issues facing local historic preservation boards and commissions, in Cincinnati July 13-17. The event was last held and attended in Des Moines in 2018. The Administrator is a past Board member of NAPC and has been involved in planning and presenting at prior Forums as well.

Distinguished Young Professional Award

Congratulations to Christine McCall who will be recognized by the Greater Lowell Chamber of Commerce, one of the Board's member agencies, as a 2022 Distinguished Young Professional on June 1.

Social Media

Social media continues to be a very popular and effective community engagement and outreach tool for the Board. The Board's Facebook page has 6,965 followers while individual posts continue to reach thousands. Other platforms include Instagram (1,614), Twitter (721 followers), and Pinterest (28 followers).

Next Meeting

The Board's next meeting is scheduled for Monday, June 13, 2022 at 6:00 p.m. in the Mayor's Reception Room.

5. ADJOURNMENT

Motion:

By J. Wilde, seconded by C. McCall, to:

Adjourn the meeting at 6:30 p.m.

Unanimously approved, 7-0.

ATTEST: _____
Stephen R. Stowell, Administrator