



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JUNE 27, 2017 at 6:00 pm

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF ABSENCES
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. May 16, 2017 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 214 E. Main – window replacement
 - b.
6. GRANT APPLICATIONS
 - a. 214 E. Main – window replacement
 - b. 103 E. Main – painting
 - c. 198-212 W. Main – painting
 - d. 301 W. Main - painting
7. PROJECT UPDATES
 - a. 318 E. Main – windows
 - b. 120 W. Main – exterior renovations
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

HDC MEETING HELD IN 1ST FLOOR FLAT RIVER ROOM AT CITY HALL

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, May 16, 2017 at 6:00 P.M.

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

The Meeting was called to order at 6:05 p.m. by Steve Doyle and Lori Gerard called the roll.

Present: Ardis Barber, Todd Cooper and Chairman Steve Doyle

Absent: Brian McLane and Nancy Wood

Also Present: Jill Greenop, Brent Slagell, Council member Jeff Phillips and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS BY MOVED MCLANE and seconded by WOOD to approve the absence of Commissioners McLane and Wood.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

3. APPROVAL OF THE AGENDA

IT WAS BY MOVED COOPER and seconded by BARBER to approve the agenda as written

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY BARBER and seconded by COOPER to approve the minutes of March 28, 2017 as written.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

5. PERMIT APPLICATION

a. 204 E. Main – window replacement

Jill Greenop owner of 214 E. Main presented her application for replacement of a second floor rear window, 4 over 4, with exterior muntin bars. Greenop stated she only had one bid and was unsure exactly what types of windows were allowed in the historic district. After discussion and recommendations from the commission Greenop stated she will be back with more information.

b. 307 E. Main – signage

Since there was not a quorum for the April 2017 meeting email approval was sought for signage for Sweet Seasons Bakery & Café.

IT WAS MOVED BY BARBER and seconded by COOPER to approve the signage for 307 E Main as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

c. 318 E. Main – window replacement and signage

Brent Slagell owner of 318 E Main stated that the 5 upper windows on his building have become a safety hazard. He had not intended to have to replace them at this time but has no choice. This project is costing 1.5 million and will employ 16 FTE employees. His portion of the building was built in 1986 and the windows have muntin bars on the inside whereas the original section of building has them on the exterior. Windows are estimated at \$2000 for aluminum clad with external muntin bars. If Slagell replaces the upper windows the 7 on the bottom will not match. The consensus of the commission is that they would prefer to see all windows on building be the same design as the historic section of building. Slagell believed windows would be black but would confirm that with commission.

IT WAS MOVED BY BARBER and seconded by COOPER to approve the replacement of 12 aluminum clad 12 over 8 windows with exterior muntin bars. A 50% grant for the windows based on a bid from Overbeck Construction of \$24,000 was approved. Grant is not to exceed \$12,000.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

Slagell also presented his application for signage. Sign will be 72" x 48" black aluminum frame centered over the front porch with reinforcement rods going all the way thru sign and anchored to building. There will be 8 -8" x 21.5" tenant panels. Sign will be externally lit with existing lights on top of the porch.

IT WAS MOVED BY COOPER and seconded by BARBER to approve signage for 318 E Main as presented pending materials of signage.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

6. GRANT APPLICATIONS

None.

7. PROJECT UPDATES.

a. 318 E. Main – Big Boiler Brewery

Progress is being made and plans are that they will open in June.

b. 120 W. Main – King Milling

Chairman Doyle stated that work has begun and will take about 5 weeks to complete.

8. OLD BUSINESS.

Summer 50% painting & brick work grants will be pending approval of grant submitted to the LACF by June 30.

9. NEW BUSINESS.

None.

10. PUBLIC COMMENTS

None.

IT WAS MOVED BY BARBER and seconded by COOPER to adjourn at 7:00 p.m.

Respectfully submitted
Lori A. Gerard

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 214 E Main St. Date: 5-16-17
2. Applicant's Name and Address: Jill Greenap (Greenlee Property Mgt.)
510 Madison Ave SE GR. 49503
3. Applicant's phone: 616-443-6941
4. Property Owner's Name: Jill Greenap
5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (See Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (Use additional paper if necessary) Replace Existing Window - rear 2nd Floor

9. Will the repair of alteration match existing or original materials and design? Yes ☒ No _____
(unless committee approves newer material)
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes _____ No _____
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes _____ No _____
13. What are approximate start and completion dates of the work? Start _____ Completion _____
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Jill Greenap Date 5-16-17

Note: Attendance at the Historic District Commission meeting is strongly recommended.

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

Property Address: 214 E Main St. Lowell

Applicant: Name: Jill Greenop (Greenlee Property Mgt)

Address: 510 Madison Ave. SE GR. 49503

Phone: 616-443-6941

Name of Building Owner: Jill Greenop

Date Certificate of Appropriateness issued _____

Description of proposed work: Replace rear 2nd floor window

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature: Jill Greenop Date: 5-16-17

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 2,277.⁰⁰

Name of Contractor(s) D'Agostino Construction

Description of Work Replace existing rear 2nd Floor window

List all individual costs for Bid #1

Windows \$ 2277.⁰⁰ Brickwork \$ _____

Doors \$ _____ Metal work \$ _____

Paint \$ _____ Glass work \$ _____

Woodwork \$ _____ Roof work \$ _____

Awning work \$ _____ Concrete work \$ _____

Lighting \$ _____ Structural work \$ _____

Other \$ _____ Other \$ _____

Quantity of Windows 1 Location of Windows circle: North South East - West.

Location by floor circle: First Floor Second Floor Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Door Manufacturer _____ Door Model number _____

Include with Bid #1 all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

JILL GREENOP

To jgreenop@comcast.net

▼ 1 attachment View Open in

Estimate for...Magin_0.docx (79.7 KE

Here is the quote. Call Lowell for histo
Duffy

Sent from XFINITY Connect Mobile App

-----Original Message-----

From: dagost399@att.net
To: duffymagic@comcast.net
Cc:
Sent: 2017-04-26 7:22:13 PM
Subject: estimate for window replacer

Attached please find the estimate you

Lou D'Agostino
616 293 5445

D'AGOSTINO CONSTRUCTION, LLC

Bill To	
Customer	Duffy MaGin
Address	214 E Main Street Lowell
Phone	[Telephone]
ESTIMATE	

Description		
Labor		\$588.00
Window		\$1,594.00
Material		\$95.00
	Total	\$2,277.00

Labor is to remove old window, install new window, install new sill board. Window includes grill work to match other windows, prime white interior, screen. Material is caulk and sill plate and interior trim.

Thanks – Lou

D'Agostino Construction, LLC
6902 Wingeier Avenue SE
p. 616-293-5445 | dagost399@att.net

meeting
May 16



Feedback (<http://www.surveymonkey.com/r/FyNNVDhj%2f2Fnc2KVOHQ4eg%3d%3d>)
com/adinformation/)

Sue Cherry
897-8457

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 2323.07

Name of Contractor(s) Standard Lumber

Description of
Work _____

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.



Grand Rapids
1535 Kalamazoo Ave SE
Grand Rapids, MI 49507
Phone: (616)243-3655
Fax: (616)243-7560

Visit us on the web at: www.standardlumber.com

SOLD TO
CASH SALES GRAND RAPIDS
1535 KALAMAZOO AVE SE

SHIP TO
Patrick Magin

GRAND RAPIDS, MI 49507

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SLSMN	EXPIRATION DATE
C1501	1005940		06/13/17	1501	06/28/17
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
		<p>**** QUOTE ****</p> <p>Installed Window Package:</p> <ul style="list-style-type: none"> *Remove existing sashes and dispose of same *Install new Kolbe Heritage wood single hung replacement sash kit *Clear single glazed glass *7/8" bars, ovolo, 2w x 2h colonial grilles in each sash *Matte black hardware *Beige Jambliner *Exterior of sash is K Kron2 "Coal black" *Backside of grilles also "Coal black" *Interior of sash to be primed latex *This quote includes labor, material and tax <p>\$2,323.07 net, net all</p> <p>Thank you, Rick Jacobs 616-243-3694</p>			
June 13, 2017 07:46:57 OT:RJACO			MERCHANDISE	0.00	
***** * QUOTE * ***** Jill Greenop			SHIP VIA 1501 PAGE 1 OF 1	OTHER	0.00
			TAX 6.000%	0.00	
			FREIGHT	0.00	
			TOTAL	0.00	

QUOTATION

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 103 E. Main St Date: 4.21.17
2. Applicant's Name and Address: Dr Judd Carroll
103 E. Main St, Lowell
3. Applicant's phone: 616.897-7595
4. Property Owner's Name: Judd Carroll
5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (See Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (Use additional paper if necessary) Paint exterior of building.

9. Will the repair of alteration match existing or original materials and design? Yes ☒ No ☐
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes ☒ No ☐
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes ☐ No ☐
13. What are approximate start and completion dates of the work? Start _____ Completion _____
14. **Additional Local, County, State or Federal permits may be required.**

Application approvals EXPIRE after 12 months.

14. Applicant's signature: [Signature] Date 4.21.17

Note: Attendance at the Historic District Commission meeting is strongly recommended.

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

Property Address: 103 E. Main St Lowell

Applicant: Name: Dr John Carroll

Address: 103 E. Main St Lowell

Phone: 616-897-7595

Name of Building Owner: John Carroll

Date Certificate of Appropriateness issued _____

Description of proposed work: Paint exterior
of building.

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature:  Date: 4.21.17

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ \$ 6550

Name of Contractor(s) Boikona

Description of Work _____

List all individual costs for Bid #1

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>6550</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with Bid #1 all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Proposal

To: Judd Carroll
Company: Dr. Judd T Carroll DMD
From: Jeff Bolkema
Date: April 20, 2017
Re: Exterior Painting

PRICE INCLUDES:

Pressure wash/scrape exterior block to remove loose and peeling paint
Prime bare block with Heavy Duty Acrylic block filler
Caulk where necessary, and finish paint exterior with 100% acrylic exterior latex satin paint

Labor, materials, and equipment.	\$6,550.00
----------------------------------	------------

Jeff Bolkema
H.L. Bolkema Decorating



www.demaatbros.com

PHONE 616-785-3236 FAX 616-785-3243

PAINTING CONTRACTORS-COMMERCIAL & INDUSTRIAL

March 20, 2017

To: Judd Carroll Dentistry
contactus@juddcarrolldentistry.com

Bid For: Exterior Painting at 103 E. Main St. in Lowell, MI

Scope of Work:

- Painting of the exterior block walls.
- Scrape and spot prime all peeling areas.
- Includes all rafts and equipment to perform the work over the water.
- Have had correspondence with the DEQ regarding permits. A permit is not required for this type of work.

This work will be completed for \$ 5,830.00.

We agree to furnish labor, materials, equipment, worker's compensation, public liability, and property damage insurance for the sum quoted.

Acceptance _____ Date _____

We would like to thank you for the opportunity to quote this work.

Submitted by: Steve De Maat



Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 5830

Name of Contractor(s) De Moot

Description of Work _____

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>5830</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.



DENTISTRY
DR. JUDD CARROLL

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 108-212 W Main Street Lowell MI Date: 5/22/2017
2. Applicant's Name and Address: AKM LLC / Lowell Main Street Civic Assoc.
25 Division Ave South Suite 222 Grand Rapids MI 49503
3. Applicant's phone: 616-774-2313
4. Property Owner's Name: Richard J. Craig / AKM LLC
- N/A 5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
- N/A 6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (See Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
A. Current photo of the structure as seen from the street.
B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (Use additional paper if necessary) Power wash, Scrape & Paint East & North elevations Masonry and trim. Touch up glazing & paint windows upper floors - East & North elevations.
Paint to match existing colors.
9. Will the repair of alteration match existing or original materials and design? Yes ☒ No ☐
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes ☒ No ☐
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
- N/A 11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes ☒ No ☐
13. What are approximate start and completion dates of the work? Start August 2017 Completion 2-3 days
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Brenda S. Thomas Date 5-22-17

Note: Attendance at the Historic District Commission meeting is strongly recommended.

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

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Property Address: 198-212 W Main Street Lowell MI 49331

Applicant: Name: Lowell Main Street Condominium Association

Address: 25 Division Avenue South Suite 222 Grand Rapids MI 49503

Phone: 616-774-2313

Name of Building Owner: Richard J. Craig / AKM LLC

Date Certificate of Appropriateness issued _____

Description of proposed work: Powerwash, Scrape + Paint East + North elevations masonry + trim. To match existing colors.
Touch up glazing + paint windows - upper floor to match existing colors

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: August 2017 Completion Date: 2-3 Days

Applicant Signature: Brenda Thomas Admin. Asst. Date: 5-22-17

See Conditions on the reverse side of this form.

LAKANEN PAINTING INC.

1150 Dallas SE
Grand Rapids, MI 49507
(616) 452-4240

Fax Proposal Sheet

DATE: March 30, 2017 **TIME:** 10:44 AM
TO: Denise DI **PHONE:**
Craig & Assoc. **FAX:**
FROM: Eric Lakanen **PHONE:** (616) 452-4240
Lakanen Painting Inc. **FAX:** (616) 452-6674
RE: Lowell Condo/retail building painting

Number of pages including cover sheet: [1]

Our proposal includes:

Power wash and hand scrape east and north face masonry and trim

Apply two coats of O'Leary Sungard 100% acrylic latex exterior paint to masonry and trim in matching colors

Touch up glazing at window sashes on upper floors

Electrical safety included

This does not include condo entry stair woodwork or floor

Labor and materials \$27,614.00

Alternate add: Apply "wood densifier" to any soft wood on windows not bad enough to replace

Labor and materials \$749.00

Eric R. Lakanen

28,363

Lakanen Painting, Inc.

Lowell Downtown Historic District Commission

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 28,363

Name of Contractor(s) LaKanen Painting Inc.

Description of Work Powerwash, scrape + paint East + North elevations masonry and trim. Touch up glazing at window sashes - upper floors

List all individual costs for **Bid #1**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows N/A Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors N/A Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

SPIDLE CONTRACTING LLC
2018 Calvin Ave. SE
Grand Rapids, Michigan 49507

Estimate

Date	Estimate #
3/28/2017	666

Name / Address
Craig Architects 25 Division Ave S #222 Grand Rapids, MI 49503

Project
Lowell Main Street Condominium Associatio

Description	Qty	Cost	Total
General Conditions		250.00	250.00
Power wash front and East side only		425.00	425.00
Rent 60 boom 1 week		1,200.00	1,200.00
Exterior Painting (6 colors on front matching) East side (3 colors matching)	6,890	1.40	9,646.00
Glazing and painting of windows (Front entrances only deduct \$4000.00)	44	125.00	5,500.00
Carpentry - Trim pieces needing repair T & M \$52.00 hourly		0.00	0.00
Overhead and Profit		1,702.10	1,702.10
3-28-17			

Total \$18,723.10

Acceptance of Proposal

Signature

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Authorized Signature

Net terms: 1.5% per month over 30

616-257-8829

616-530-3206

chuck@spidlecontracting.com

Lowell Downtown Historic District Commission

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 18,723¹⁰

Name of Contractor(s) Spidle Contracting LLC

Description of

Work Power wash, scrape, paint front (north) + East Elevations
Paint to match existing colors, glazing + painting windows - to match
existing

NOT REPLACING WINDOWS

List all individual costs for **Bid #2**

Windows \$ 5500¹⁰ Brickwork \$ _____
 Glazing + Paint

Doors \$ _____ Metal work \$ _____

Paint \$ 9646⁴⁰ Glass work \$ _____

Woodwork \$ _____ Roof work \$ _____

Awning work \$ _____ Concrete work \$ _____

Lighting \$ _____ Structural work \$ _____

Other \$ 1702¹⁶ Other \$ 1875⁴⁰ (General Conditions, powerwash + beam rental)

Quantity of Windows _____ Location of Windows circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Window Manufacturer N/A Window Model number N/A

Quantity of Doors N/A Location of Doors circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.







Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 301 West Main Date: 4-26-2017

2. Applicant's Name and Address: _____

3. Applicant's phone: 616 - 897 - 5977

4. Property Owner's Name: Michael Larkin, Susan Larkin, Cassin Czarnopys

5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).

6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (See Historic District Ordinance and reverse of this form)

7. Provided the following photographs labeled to indicate the direction of view:

A. Current photo of the structure as seen from the street.

B. close-up of existing detail where proposed change or work will occur.

8. Describe in detail each proposed exterior alteration, improvement or repair. (Use additional paper if necessary)

Re Paint Building - NO Color Changes

9. Will the repair of alteration match existing or original materials and design? Yes ☒ No _____

10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes _____ No _____

Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.

11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.

12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes _____ No _____

13. What are approximate start and completion dates of the work? Start 8-1-17 Completion 11-12-17

14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: [Signature] Date 4-26-2017

Note: Attendance at the Historic District Commission meeting is strongly recommended.

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

Property Address: 301 West MAIN

Applicant: Name: Larkin's Restaurant

Address: 301 W MAIN

Phone: 616-897-5977

Name of Building Owner: W Larkin, S Larkin C. Gennepys

Date Certificate of Appropriateness issued _____

Description of proposed work: Paint the Building -

NO color changes

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature: _____ Date: _____

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 12,800

Name of Contractor(s) ArcheTecnal Building & Restoration

Description of Work Paint Building

List all individual costs for **Bid #1**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>12,800</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ARCHITECTURAL BUILDING RESTORATION, INC.

May 1st 2017

Mr. Mike Larkin

Subject: Power Washing and Painting of all 4 elevations of Larkin's Building

Dear Mike,

There are some moldings around the windows that should be put on before painting, also trim cap at upper roof line on West & East side.

Item 1- Power wash to remove loose paint.

Item 2- Caulk around openings as needed.

Step 3- Apply one coat of Latex Primer over the 4,800 sq/ft of brick surface.

Item 4- Apply one coat of Latex Paint over the Primer at a rate of 150 sq/ft per gallon.

Item 5- Paint window trims on 15 windows with up to two colors.

Item 6- Paint with up to three colors upper front peak.

Labor and Materials for the sum of: **\$12,800.00**

*Any permits & approvals needed is the responsibility of the Owner.
Quoted price good until October 1st 2017.

Building Owner responsible to supply a 110/220 volt electrical outlet and a dumpster for debris. A temperature of 68 degrees or greater to ensure cure times, adequate lighting in the work area along with any water that may need to be controlled so it doesn't reach the repair area is also required. Payment terms are 20 days from project completion. A purchase order is required prior to project commencement.

Thank you for the opportunity to quote this project. We hope that it meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted

Shawn

Mr. Shawn Batchelor

WBENCH# 2005121415

Owner

2017-66

2775 TYLER TRAIL • LOWELL, MICHIGAN 49331

(616) 897-0222 • FAX 897-8880 • E-mail: archbuildingrest@aol.com

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 14,300

Name of Contractor(s) Fretoma Painting

Description of Work Paint Building

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>14,300</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ESTIMATE

100% SATISFACTION GUARANTEE



616.570.1112

TIETEMA

PAINTING

BID PROPOSAL

Mike Larkin

Larkins Restaurant

301 W Main St

Lowell, MI 49331

(616) 897-5977



ITEM

AMOUNT

Labor, supplies and equipment rental

\$12,450.00

Paint - 2 coats, 40 gallons

\$1600.00

Block primer for exposed brick, wood primer for exposed areas, DTM (Direct To Metal) paint for the front pole

\$250.00

Project Scope:

Total

\$14,300.00

Approx. 5,950 total sq. ft. painted surface

- 7 colors combo on the building, wood stained doors
- 1 larger cornice "McGee" & 1 smaller cornice on front of the building
- 13 top corbels on east side of the building, multi colored
- 11 top level windows with decorative multi-colored molding and base
- Prep work: Power wash, scrap and prime bare wood as needed
- Fill cracks with caulk, sand prep and prime where necessary

Completion Time
3 weeks

Recommended Paint

Sherwin Williams

Gutters - Pro Industrial DTM Acrylic

Door and Door Trim - Resilience Exterior Acrylic Latex

The above pricing and specifications are accepted. Please authorize Tietema Painting Co. to perform work specified by signing below. Pricing listed above is for quoted work only. Changes to scope or alternating complexity of the project may impact the final cost of each job. 25% deposit required to start the project.

Date of Approval: _____ Signature: _____

Quote Submitted By: Ryan Tietema, Owner

Phone: 616.570.1112

email: ryantietema@hotmail.com

Date: May 16, 2017





HDC Grant Monies

<u>Business</u>	<u>Address</u>	<u>Amount Paid</u>	<u>Amount Received</u>	<u>Interest</u>	<u>Date</u>	<u>Grant Description</u>
Rookies sports Cards	106 W Main	\$ 9,740.00			Ck#67863 5/24/16	C of A 11/24/15 work \$32,467 30% grant - structural repairs and replacement of deck
interest				\$ 19.74	2/29/2016	
interest				\$ 8.85	6/30/2016	
HDC Grant Monies			\$ 25,000.00		6/1/2016	LACF
Mark & Linda Todd	220 W Main	\$ 1,357.00			Ck#68575 10/21/2016	C of A 7/12/16 for work \$4523 30% grant for painting
Mark & Linda Todd	220 W Main	\$ 1,440.00			Ck#68575 10/21/2016	C of A 7/12/16 for work \$4800 30% grant for 6 window replacement
Lowell Arts	221 & 223 W Main	\$ 12,000.00			Ck# 68564 10/21/2016	C of A 4/28/15 for work \$60,000 30% grant for brick replacement, repair & paint - partial pymt
Flat River Development Properties	219 E Main	\$ 420.00			Ck#68590 10/28/16	C of A 1/26/16 for work \$1400 30% grant door replacement
James Reagan	211 W Main	\$ 520.00			Ck#68593 10/28/16	C of A 7/12/16 for work of \$1735 30% grant door replacement
HDC Grant Monies			\$ 25,000.00		11/21/2016	
interest				\$ 17.09	9/30/2016	LACF
Lowell Arts	221 & 223 W Main	\$ 6,000.00			Ck #68890 12/15/16	brick replacement, repair, painting balance due from C of A 4/282/15
year end balance						\$82,924.09 12/31/2016
Lowell Arts	221 & 223 W Main	\$ 6,210.00			Ck#69103 1/27/2017	C of A 9/27/16 for work -redirected grant approved by LACF -work \$23,220 windows/door
Greg Canfield	312 E Main	\$5,420.00			Ck# 69364 3/30/17	C of A 12/20/16 work \$17,465, 30%grant 8 windows and 1 door replacement
Kristine Gault A Charmed Life	216 W Main	\$ 1,011.00			Ck#69542 5/12/2017	C of A 1/24/17 work \$3,371 30% grant paint & awning
Eric & Beryl Bartkus (Ability Weavers)	215 W Main	\$ 2,250.00			Ck#69544 5/12/17	C of A 1/24/2017 work \$7,544 30% grant 3 upper windows on back
Total grants received			\$ 540,000.00			
Total grant money paid		\$ 478,398.97				
Total grant money remaining	\$ 61,601.03					
Interest earned				\$ 6,432.06		
Total Cash on Hand	\$ 68,033.09					

HDC Grant Funds Committed						
Name	Address	Amount	Deadline	Extension	Work	Notes
BGR Investments	318 E Main	\$ 24,071.00	12/31/2016	7/1/2017	exterior renovation	C of A 7/12/16 work \$82,037 30% grant
King Milling	120 W Main	\$ 28,684.00	9/1/2017		exterior renovation	Cof A 1/24/17 work \$95,612 30% grant
BGR Investments	318 E Main	\$ 12,000.00	7/1/2017		12 window replacement	C of A 5/17/17 work \$24,000 50% grant
Funds Committed		\$ 64,755.00				
Total Cash On hand		\$ 68,033.09				
Less Committed funds		\$ 64,755.00				
Total Available Grant Money		\$ 3,278.09				

6/6/2017