



CITY OF LOWELL

HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, SEPTEMBER 26, 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. July 18, 2017 – minutes of regular meeting

5. PERMIT APPLICATIONS

6. GRANT APPLICATIONS

a. 101 W Main – brick repairs

7. PROJECT UPDATES

a. 120 W. Main – exterior renovations

b. 214 E. Main – window

c. 103 E. Main – painting- completed

d. 198-212 W. Main – painting

e. 301 W. Main – painting

f. 218 E. Main – painting - completed

g. 217 W. Main – painting

h. 219 W. Main – painting

i. 215 W. Main – painting

j. 106 W. Main – storefront reno

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, July 18, 2017 at 6:00 P.M.

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

The Meeting was called to order at 6:10 p.m. by Steve Doyle and Lori Gerard called the roll.

Present: Ardis Barber, Todd Cooper, Nancy Wood and Chairman Steve Doyle

Absent: Brian McLane

Also Present: Mark Weaver, Jack & Angie Reedy, Matt Garrison, Ryan Zoet, Amanda Strauben, Doug Smith, Council member Jeff Phillips and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS BY MOVED COOPER and seconded by BARBER to approve the absence of commissioner McLane

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

3. APPROVAL OF THE AGENDA

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

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY WOOD and seconded by COOPER to approve the minutes of June 27, 2017 as written.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

5. PERMIT APPLICATION

a. 219 E. Main – signage

Permit was submitted to install signage at 219 E Main for the National Park Service. Signage will be a two sided, 36" arrowhead shaped sign that is 2" thick HDU painted foam. Bracket will be mounted to brick and will hang from two 2" eyebolts.

IT WAS MOVED BY BARBER and seconded by COOPER to approve signage for 219 E Main as presented.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

b. 106 W Main – storefront renovations

Jack Reedy owner of Rookies at 106 W Main presented his application for a storefront renovation. His intent is to remove and replace siding, soffits, facial, awning, railing, two entry doors and add rubber roofing on deck per drawing A-3.

Reedy commented that the awning has been on Rookies for 25 years. Doyle stated that the current awning would not be approved today. The new awning needs to be a fabric material. It was questioned what the entry doors would be. Matt Garrison from Ridgeline who is working with Reedy stated he would get some specs for that and the awning.

IT WAS MOVED BY BARBER and seconded by WOOD to approve the storefront renovations for 106 W Main per drawing A-3 pending clarification of awning, paint color and entry doors.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

6. GRANT APPLICATIONS

It was noted that the HDC is offering 50% summer grants for painting and brickwork up to \$5000. Property owners in the historic district received letters regarding this June. Deadline to apply is July 17, 2017 at city hall.

a. 218 E. Main – paint & brick repair

Doug Smith owner of 218 E. Main presented bids for paint and brick repair. He is staying with the same color scheme.

b. 217 W. Main – painting

Application was received from Marty Chambers owner of Red Barn Consignments and Antiques to repaint their building. They are keeping the same paint colors.

c. 219 W Main – painting

Grant application was received from Carolyn Price owner of 219 W Main for painting. She wishes to repaint building using same color.

d. 325 W Main – brick work and painting

A grant application was presented for the Museum for brick work and painting. It was noted that only 1 bid was received. No action taken on this.

e. 106 W Main – storefront renovations

Grant application bids received from Reedy based on drawing A-3.

f. 215 W Main – painting

Eric and Beryl Bartkus owners of Ability Weavers LLC submitted and grant application for painting the front of their building using the current colors.

Doyle commented that in the 20 year history of the Historic District Commission they have never had a situation like this where they could not fulfill all of the grant requests. He proposed that the commission approved the painting and brick work grants first and then the remaining funds be allocated to 106 W Main. It was noted that the HDC will be applying for another grant in August from the Lowell Area Community Foundation.

IT WAS MOVED BY WOOD and seconded by BARBER to approve the following grants:

Address	Project	Lowest Bid	%	Grant
218 E Main	Painting/brick work	\$8543	50	\$4271
217 W Main	Painting	\$1675	50	\$837
219 W Main	Painting	\$2650	50	\$1325
215 W Main	Painting	\$1950	50	\$975
106 W Main	Storefront renovation	\$29,561	22.5	\$6655
325 W Main	Painting/brick work			

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

7. PROJECT UPDATES.

a. 318 E. Main – Big Boiler Brewery

We are waiting on invoice for windows that are being installed.

b. 120 W. Main – King Milling

Progress is being made.

8. OLD BUSINESS.

None.

9. NEW BUSINESS.

None.

10. PUBLIC COMMENTS

None.

IT WAS MOVED BY BARBER and seconded by COOPER to adjourn at 6:45 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: 101 W. Main St. Date: 9-22-17
2. Applicant's Name and Address: David L Reed 101 1/2 W. Main St.
Lowell Mi 49331
3. Applicant's phone: 616-265-8958
4. Property Owner's Name: David Reed
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) Remove loose brick (photo 1) on back parapet from front wall to sound brick. Relay brick also insert new treated 2"x6" boards as needed. After repairs are done fabricate metal across the top decorative overhang and down the back to protect the brick from moisture. South/East & SW upper corner is loose (photo 2). Remove upper 50" wide by 10 courses down from top and relay. Form and pour concrete cap 18"x50"x3" as the last top course. (Photo 3)
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: David L Reed Date 4-22-17

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



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

July 14, 2017

David Reed
101 E Main St SE
Lowell, MI 49331

Re: 101 E MAIN ST SE --

In response to a neighborhood complaint, I visited this address and found the following property maintenance code violations:

Violation:

1. Exterior Structure - 304.8

The decorative corbel on the front face and trim of the lower roof are in need of repair.

Corrective action required: Make the required repairs

This is your official **NOTICE OF VIOLATION** per section 106.2 of the 2006 International Property Maintenance Code. Failure to comply with this notice within **10 days** will result in the issuance of a civil infraction, fines and a court appearance.

If you have any questions please call me at 949-3765.

Thank you for your attention to this matter.

Sincerely,

Brian Wilson
City of Lowell Building Official

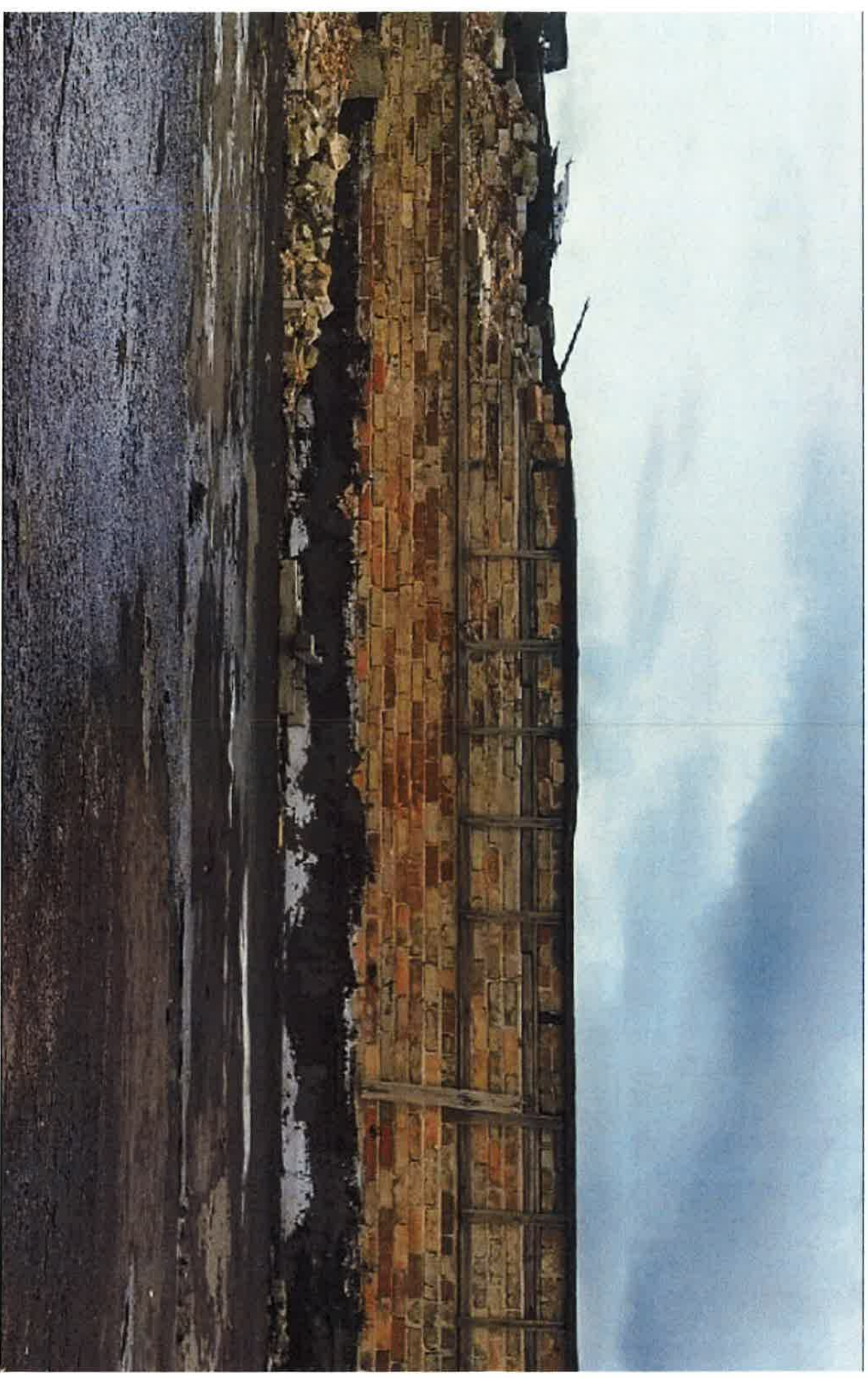




Text Message
Tue, Jul 25, 5:56 PM

Rotted





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: 101 W. Main St.

Applicant: Name: David Reed

Address: 101 1/2 W. Main St. Lowell Mi. 49331

Phone: 616-260-8958

Name of Building Owner: David Reed

Date Certificate of Appropriateness issued _____

Description of proposed work: Remove loose brick (Photo 1) on back parapet front wall to sound brick. Relay brick also insert new-treated 2"x6" boards as needed. Remove cast corbel to remove rubble behind it then reattach. After brick repairs are done fabricate metal across the top of the decorative overhang and down the back to protect the brick from moisture. SE and SW upper corner is loose and pushing out. Remove upper 50" wide by 10 courses down from top and relay. Form and pour concrete cap 18" x 50" x 3" as the last top course (photo 3)

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

Project Start Date: _____ Completion Date: _____

Applicant Signature: David L Reed Date: 9-22-17

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 \$ 10,500.00

Name of Contractor(s) Architectural Building Restoration, INC.

Description of Work Remove and replace loose brick. Fix and repair Corbel. Fabricate metal across top to keep moisture out of bricks

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

Windows	\$ _____	Brickwork	\$ _____	} <u>10,500.00</u>
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 #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ARCHITECTURAL BUILDING RESTORATION, INC.

September 12th 2017

Mr. Dave Reed
101 W. Main St.
Lowell, MI 49331
Email- dlrhd2010@gmail.com

Subject: Upper Parapet Wall eroded brick and loose corbel, roof top

Dave,
Sorry it has taken me so long to get you this quote.

Item 1- Front Parapet wall brick repair

STEP 1: Build scaffold to protect sidewalk under work area.

STEP 2: Remove loose brick (photo 1) on back parapet front wall to sound brick.

STEP 3: Relay brick also insert new treated 2' x 6' boards as needed.

STEP 4: Remove East Corbel to remove rubble behind it then reattach.

STEP 5: After brick repairs are complete fabricate metal across the top of the decorative metal overhang and down the back to protect the brick from moisture.

Labor and Materials for Item #1 for the sum of: **\$6,500.00**

Item 2- East & West Wall Brick repairs, South end

STEP 1: South/East and South/West upper corner is loose (photo 2) and pushing out.

STEP 2: Remove upper 50" wide by 10 courses down from the top and relay.

STEP 3: Form and pour concrete cap 18" x 50" x 3" as the last top course. (photo 3)

Labor and Materials for Item #2 for the sum of: **\$4,000.00**

Historic District approvals would be needed. Quoted prices good until weather permitting & based on doing all work (Items 1 & 2) at the same time. Permission from East Building Owner would be necessary to access work area.

Building Owner responsible to supply a 110 volt, 20 amp circuits electrical outlet and a dumpster for debris in work area. A temperature of 68 degrees or greater to ensure cure times, adequate lighting in the work area. 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

Mark

Mark Batchelor
General Manager
2017-157

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 \$ 12,190.00

Name of Contractor(s) Overbeck Const & Design LLC.

Description of

Work Remove loose brick and relay. Install new break metal to seal cap and back wall. Remove and reinstall Corbel. Side corner walls repairs. Remove loose brick and relay. Install new concrete cap on both walls

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

Windows	\$ _____	Brickwork	\$ _____	} <u>12,190.00</u>
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.

OVERBECK CONST & DESIGN LLC

MI LIC # 2102104030

309 E. Main St Lowell MI 49331

Phone: (616) 897-5520 Fax: (616) 897-5620

Date: 9-20-17

Page: 1 of 1

QUOTE

Owner \ Address

Site Address

DAVE REED

101 W. MAIN ST.
LOWELL MI 49331

EXTERIOR MAINTENANCE

OVERBECK PROPOSES TO REPAIR EXISTING BUILDING COMPLETE WITH LABOR AND MATERIALS FOR THE FOLLOWING:

SCOPE OF WORK:

1 FRONT PARAPET WALL REPAIRS \$ 7,325.00

REMOVE LOOSE BRICK AND RELAY WITH NEW TYPE S MORTAR
INSTALL NEW BREAK METAL TO SEAL CAP AND BACK WALL
REMOVE AND REINSTALL EXISTING CORBEL TO FACILITATE NEW WORK
INSTALL SCAFFOLDING AS NEEDED
PLACE ALL DEBRI IN OWNERS DUMPSTER

2 SIDE CORNER WALLS REPAIRS \$ 4,865.00

REMOVE LOOSE BRICK AND RELAY WITH NEW TYPE S MORTAR
INSTALL NEW CONCRETE CAP ON BOTH WALLS
PLACE ALL DEBRI IN OWNERS DUMPSTER

GENERAL NOTES:

CLEAN SITE ON COMPLETION
PROTECT SIDEWALK AREA WITH BARACADES AND FENCE AS NEEDED
OWNER WILL HAVE TO GET PERMISSION FROM NEXT DOOR NEIGHBOR
FOR WORKING ON THEIR ROOF

OVERBECK CONST. & DESIGN LLC
BILL OVERBECK



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>
HDC Grant Monies						
interest			\$ 25,000.00		11/21/2016	LACF
Lowell Arts	221 & 223 W Main	\$ 6,000.00		\$ 17.09	9/30/2016	brick replacement, repair, painting balance due from C of A 4/282/15
year end balance						
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
BGR Investments	318 E Main	\$ 24,071.00			Ck#69769 6/29/17	C of A 7/12/16 work \$82,037 30% grant exterior renovation
interest				\$ 28.56	1/31/2017	
HDC Grant Monies						
			\$ 25,000.00			awarded June 2017 application LACF
BGR Investments	318 E Main	\$ 12,000.00			Ck#070003 8/15/2017	C of A 5/17/17 work \$24,000 50% grant - 12 window replacements
Total grants received			\$ 565,000.00			
Total grant money paid		\$ 514,469.97				
Total grant money remaining	\$ 50,530.03					
Interest earned				\$ 6,460.62		
Total Cash on Hand	\$ 56,990.65					

9/22/2017

HDC Grant Funds Committed						
Name	Address	Amount	Deadline	Extension	Work	Notes
King Milling	120 W Main	\$ 28,684.00	9/1/2017		exterior renovation	Cof A 1/24/17 work \$95,612 30% grant
Jill Greenop	214 E Main	\$ 683.00	11/15/2017		window replacement	C of A 6/27/2017 work \$2277 30% grant
Judd Carroll	103 E Main	\$ 2,915.00	11/15/2017		painting	work of \$5830 50% grant
AKM LLC	198 -212 W main	\$ 5,617.00	11/15/2017		painting	work \$18,723 50% grant
Larkins	301 W Main	\$ 5,000.00	11/15/2017		painting	work \$12,800 50% grant
Doug & Laura Smith	218 E Main	\$ 4,271.00	11/15/2017		paint & brick work	work \$8543 50% grant
Marty Chambers	217 W Main	\$ 837.00	11/15/2017		painting	work \$1675 50% grant
Carolyn Price	219 W Main	\$ 1,325.00	11/15/2017		painting	work of \$2650 50% grant
Ability Weavers	215 W Main	\$ 975.00	11/15/2017		painting	work of \$1950 50% grant
Rookies	106 W Main	\$ 6,655.00	11/15/2017		storefront renovations	C of A 7/18/2017 work \$29,561 22.5% grant - due to lack of funds available
Funds Committed		\$ 56,962.00				
Total Cash On hand		\$ 56,990.65				
Less Committed funds		\$ 56,962.00				
Total Available Grant Money		\$ 28.65				

9/22/2017