



**CITY OF LOWELL**  
**HISTORIC DISTRICT COMMISSION AGENDA**

TUESDAY, MARCH 27, 2018 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. January 23, 2018 – minutes of regular meeting
5. PERMIT APPLICATIONS
  - a. 211 W Main – James Reagan – roofing
  - b. 215 W Main – Ability Weavers – roofing
  - c. 215 W Main – Ability Weavers – window replacement
6. GRANT APPLICATIONS
  - a. 211 W Main
  - b. 215 W Main
7. PROJECT UPDATES
  - a. 198-212 W. Main – AKM LLC – progress report
  - b. 301 W. Main – Larkin's – progress report
  - c. 215 W. Main – Ability Weavers – progress report
  - d. 101 W Main – David Reed – need grant extension
  - e. 216 E Main – Michael Bryan – project completed
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

HDC MEETING HELD IN 1<sup>ST</sup> FLOOR FLAT RIVER ROOM AT CITY HALL

PROCEEDINGS  
OF  
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION  
CITY OF LOWELL  
Tuesday, January 23, 2018 at 6:00 P.M.

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

The Meeting was called to order at 6:02 p.m. by Chairman Steve Doyle and Lori Gerard called the roll.

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

Absent: Todd Cooper and Brian McLane

Also Present: Council member Jeff Phillips and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS BY MOVED WOOD and seconded by BARBER to approve the absence of Commissioners McLane and Cooper

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

3. APPROVAL OF THE AGENDA

IT WAS BY MOVED BY BARBER and seconded by WOOD 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 WOOD to approve the minutes of October 24, 2017 as written.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

5. PERMIT APPLICATION

a. 312 E Main – signage

Application for sign permit was presented for 312 E Main, Hometown Furnishing. Sign will be 2.5' x 20', 6 mm aluminum with printed vinyl graphic with painted wooden frame. Sign will lay flat on the building and centered between windows.

IT WAS MOVED BY BARBER and seconded by WOOD to approve the application for signage as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

It was noted that no lighting was presented for signage at this time.

6. GRANT APPLICATIONS

7. PROJECT UPDATES.

It was noted that all of the grant projects had run past their deadlines. Progress reports were sent out.

IT WAS MOVED BY BARBER and seconded by WOOD to give extension to the following grant applicants until 5/1/2018:

- a. 198-212 W Main – Richard Craig
- b. 301 W Main – Larkin's
- c. 215 W Main – Ability Weavers
- d. 106 W Main – Rookies
- e. 312 E Main – Greg Canfield
- f. 216 E Main – Michael Bryan

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

Chairman Doyle stated that before we can approve the extension for David Reed 101 E Main we would need to touch base with Cascade Township as they had issued a Notice of Violation in July 2017. The violation was due to exterior structure problems with the decorative corbel on the front face and trim of the lower roof.

It was noted that the balance of available funds would now be \$13,706.15

8. OLD BUSINESS.

The 2018 meeting schedule was presented for approval.

IT WAS MOVED BY BARBER and seconded by WOOD to approved meeting dates as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

9. NEW BUSINESS.

No comments received.

10. PUBLIC COMMENTS

No comments received.

IT WAS MOVED BY BARBER and seconded WOOD by to adjourn at 6:35 p.m.

Respectfully submitted  
Lori A. Gerard

## HDC Grant Monies

[illegible]

## HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
AKM LLC	198 -212 W main	\$ 5,617.00	11/15/2017	5/1/2018	painting	work \$18,723 50% grant
Larkins	301 W Main	\$ 5,000.00	11/15/2017	5/1/2018	painting	work \$12,800 50% grant
Ability Weavers	215 W Main	\$ 975.00	11/15/2017	5/1/2018	painting	work of \$1950 50% grant
David Reed	101 W Main	\$ 3,150.00	12/1/2017		brick work	C of A 9/26/17 30% based on \$10,500
Michael Bryan	216 E Main	\$ 888.00	11/30/2017	5/1/2018	window replacement	C of A 10/24/2017 grant 30% based on \$2960
Funds Committed		\$ 15,630.00				
Total Cash On hand		\$ 29,636.15				
Less Committed funds		\$ 15,630.00				
Total Available Grant Money		\$ 14,006.15				

# 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: 213 W. Main St. (Ability Women) owner Eric Bartkus Area 3 on map  
211 W. Main St (North Antique) owner Jim Reagan Area 2 on map  
Applicant: Name: James Reagan (Eric Bartkus owns west half of roof)

Address: 207 W Main St.

Phone: 897-7179

Name of Building Owner: James Reagan

Date Certificate of Appropriateness issued \_\_\_\_\_

Description of proposed work: Remove old tar paper roofing down to deck

Install 1.5-3" ISO Insulation

Install 60 mil EPDM Membrane

Install new Flashing on wall & roof

Clean up & Haul Debris.

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

Project Start Date: 4-1-18 Completion Date: 6-1-18

Applicant Signature: James E. Reagan Date: 3-16-18

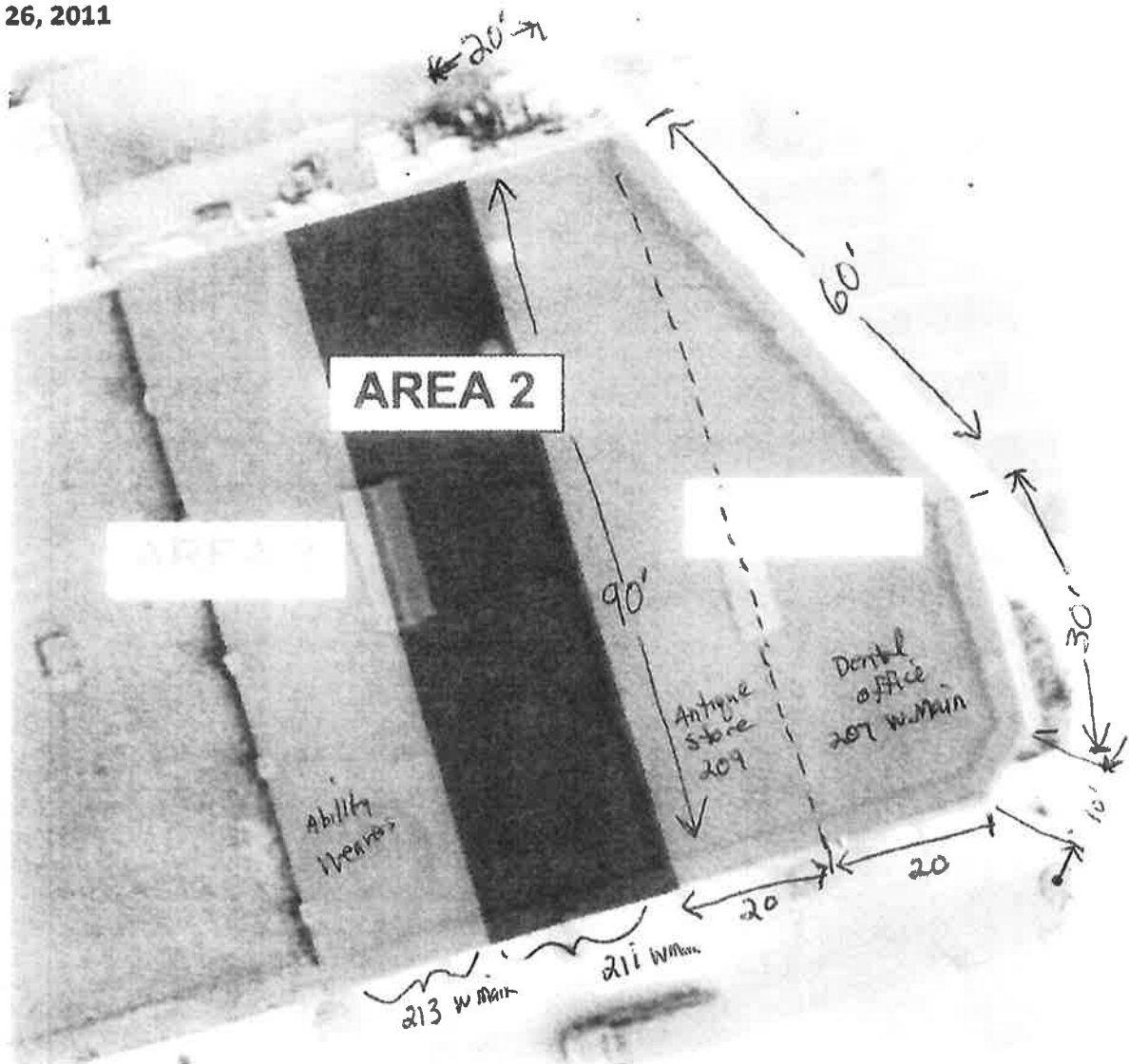
***See Conditions on the reverse side of this form.***

Prepared for Dr. James Reagan

207 W. Main St.

Lowell, MI 49331

August 26, 2011



# 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 \$ 17,050

Name of Contractor(s) Ostrander Roof & Siding

Description of

Work Tear off old roofing down to deck. Replace any rotted boards  
Install 3" poly ISO insulation & fasten to deck  
Install 60 mil EPDM roof membrane (20 yr. warranty)  
Install Kynar faced metal edging. Clean up & haul away debris.

List all individual costs for Bid #1

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	<u>Roof work</u>	\$ <u>17,050</u>
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.

# 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 #2 Total Cost \$ 32,110.00

Name of Contractor(s) Dalstra Roofing Inc

Description of

Work

Wood

Tear off old roofing down to deck, remove any deteriorated  
Install 1.5" insulation polyisocyanurate board (PICA)  
Install 2" PICO Bd.  
Install 60mil white thermoplastic TPO Membrane, metal flash. Haul & debris

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

Windows \$ \_\_\_\_\_

Brickwork \$ \_\_\_\_\_

Doors \$ \_\_\_\_\_

Metal work \$ \_\_\_\_\_

Paint \$ \_\_\_\_\_

Glass work \$ \_\_\_\_\_

Woodwork \$ \_\_\_\_\_

Roof work \$ 32,110.00

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.

**OSTRANDER WINDOWS SIDING & ROOFING INC**9019 W Belding Road  
Belding MI 48809**Estimate**

Date	Estimate #
3/14/2018	6286

## Billing Address

James Reagan DDS  
207 West Main Street  
Lowell, MI 49331Thank you for the opportunity to quote this job.  
Richard Ostrander 616-240-0553

Description	Total
RE: 211 W. Main Street	
COMPLETE TEAR OFF AND RE-ROOF OPTIONS:	
Tear off all roofing down to existing roof boards and haul away. Inspect roof boards and replace rotted if any at \$2.50/sq.ft. Install 1.5" poly ISO insulation and mechanically fasten to roof deck. Install 45mil TPO roofing and mechanically fasten to roof deck. Install new flashings on all walls and roof openings. Heat weld seams. Install new Kynar faced metal edging and clean up and haul away debris. Fifteen (15) Year Material Warranty from manufacturer. Five (5) Year Labor Warranty from Ostrander's.	13,900.00
NOTE: Ten (10) foot wide sheets of TPO.	
OPTION: If additional layer of 1.5" ISO insulation is installed add:	2,000.00
OPTION: If 60mil TPO with a Twenty (20) Year Material Warranty from manufacturer and Five (5) Year Labor Warranty from Ostrander's is installed add:	500.00
OPTION: Fully adhered 60mil EPDM roof with twenty (20) foot wide sheets and Manufacturer's Twenty (20) Year Material Warranty and Ostrander's Five (5) Year Labor Warranty.	14,550.00
	<b>\$ 17,050.00</b>

SELECT OPTION(S) AND RETURN A SIGNED ESTIMATE  
WITH 50% DOWN PAYMENT TO SCHEDULE THIS JOB.

TERMS: 50% down; balance due upon completion.

Late fees assessed after 30 days.

Your signature acknowledges agreement to the above terms,  
and creates a binding contract.

FINANCING AVAILABLE TO QUALIFIED BUYERS.

Purchaser \_\_\_\_\_

Joint Purchaser \_\_\_\_\_

Web Site

www.OstranderInc.com

Phone #

6167940661

Fax #

616-794-0105



# Proposal

5270 NORTHLAND DR NE GRAND RAPIDS, MI 49525 · (616) 363-3228 · (800) 239-5600 · FAX (616) 363-3271  
License no: 2102126057

PROPOSAL DATE: 3/13/2018  
DUE DATE: 3/23/2018

**BILL TO:**

REAGAN FAMILY DENTISTRY  
JAMES REAGAN  
207 W. MAIN ST  
LOWELL, MI 49331

**JOB SITE:**

REAGAN FAMILY DENTISTRY  
JAMES REAGAN  
207 W. MAIN ST  
LOWELL, MI 49331

**WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND LABOR NECESSARY FOR THE COMPLETION OF:**

**REROOF PORTION OF BUILDING APPROXIMATELY 23' x 95':**

Remove existing roofing materials and haul away debris. Replace any deteriorated wood, see additional cost below. Install one layer of 1.5" polyisocyanurate insulation board and an additional layer of 2" polyisocyanurate insulation board to entire area. Install Versico Versiweld 60 mil white thermoplastic TPO membrane roofing application. Replace roof drains, if unsalvageable. Flash wall, pipe protrusions and skylight with TPO membrane. Install new metal edge flashing. Clean work area and haul away debris. Provide Versico manufacturers' 20 year membrane material warranty and Dalstra Roofing Inc. 7 year workmanship warranty.

Additional cost: Replacement of any deteriorated wood and/or roof drains will be an additional cost based on actual labor and materials cost with a labor rate of \$70.00 per man hour. Permit fees are included in proposed price.

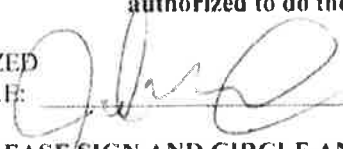
**THE ABOVE WORK TO BE PERFORMED FOR THE SUM OF: \$ 32,110.00 DOLLARS**

**PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. Owner to carry fire, tornado and other necessary insurance coverage upon above work. Workmen's Compensation and Public Liability insurance on above work to be taken out by Contractor. Dalstra Roofing Incorporated shall assume no responsibility for damage or loss due to any buildings inadequate configuration, lack of structural integrity, any form of mold, ice build-up or failure of electrical devices designated to melt ice and any cost involved for fines or proper disposal of any unknown hazardous materials removed from the building where above work is to be performed. This proposal may be withdrawn by us if not accepted by the above due date.

**ACCEPTANCE OF PROPOSAL:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

AUTHORIZED  
SIGNATURE: 

ACCEPTANCE  
SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**PLEASE SIGN AND CIRCLE ANY OPTIONS IF ACCEPTED AND RETURN TO DALSTRA ROOFING INC.**

# 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: 215 W. Main St. Date: 3-23-18
2. Applicant's Name and Address: Beryl Bartkus  
1270 Hawthorne Hills Dr. Andover 01830
3. Applicant's phone: 616-206-4925
4. Property Owner's Name: Ability Weavers LLC
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)
  - 1) Remove leaking tar paper roof to wood.
  - 2) Install 3" ISO foam insulation
  - 3) Install 60 mil EPDM roof, flashing, trim
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 X No \_\_\_\_\_
13. What are approximate start and completion dates of the work? Start 5/1/18 Completion 6/1/18
14. Additional Local, County, State or Federal permits may be required.

**Application approvals EXPIRE after 12 months.**

14. Applicant's signature: Beryl Bartkus Date 3-23-18

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

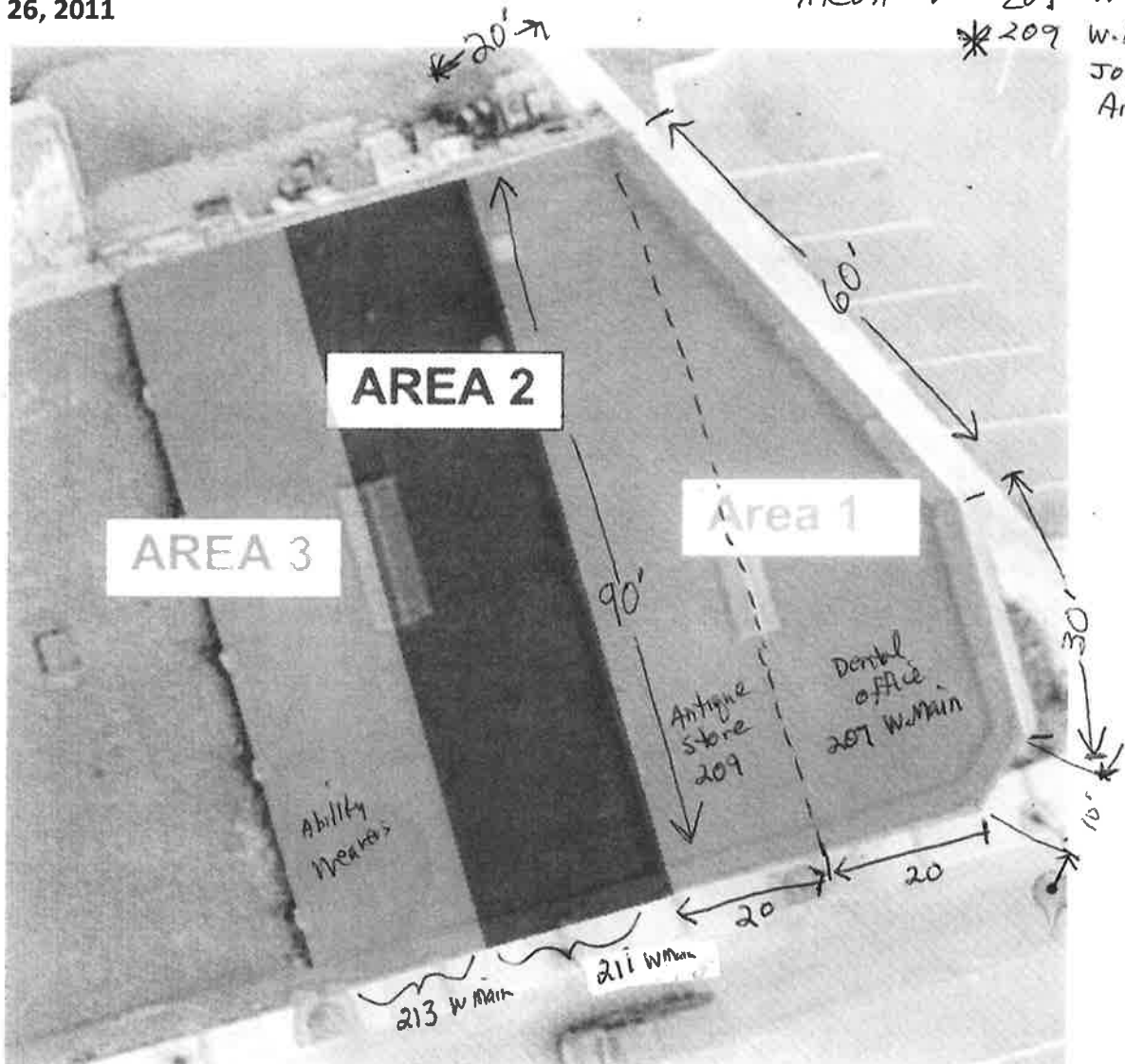
Prepared for Dr. James Reagan

207 W. Main St.

Lowell, MI 49331

August 26, 2011

AREA 3 - 213 W. Main St  
\* AREA 2 - 211 W. Main St  
AREA 1 - 207 W. Main  
\* 209 W. Main  
Jorney Time  
Antigua



# 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: 215 W. Main St. (Ability Weavers)  
Applicant: Name: Beryl Bartkus  
Address: 1270 Hawthorne Hills Dr SE Ada 49301  
Phone: 616-206-4925  
Name of Building Owner: Ability Weavers LLC

Date Certificate of Appropriateness issued \_\_\_\_\_

Description of proposed work: Remove old tar paper roofing down to deck  
Install 3" X60 insulation  
Install 60 mil EPDM membrane  
Install new flashing on wall & roof  
Clean up & haul debris

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

Project Start Date: 5/1/18 Completion Date: 6/1/18  
Applicant Signature: Beryl Bartkus Date: 3-20-18

**See Conditions on the reverse side of this form.**

**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 \$ 17,050

Name of Contractor(s) Ostrander Roof & Siding

Description of

Work Tear off old roofing down to deck. Replace any rotted boards  
Install 3" poly ISO insulation & fasten to deck  
Install 60 mil EPDM roof membrane (20 yr. warranty)  
Install Kynar faced metal edging. Clean up & haul away debris.

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>17,050</u>
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.

# 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 #2 Total Cost \$ 32,110.00

Name of Contractor(s) Dalstra Roofing Inc

Description of

Work

Wood Tear off old roofing down to deck, remove any deteriorated  
Install 1.5" insulation polyisocyanurate board (PICA)  
Install 2" PICO Bd.  
Install 60mil white thermoplastic TPO Membrane, metal flash. Haul & debris

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>32,110.00</u>
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.

**OSTRANDER WINDOWS SIDING & ROOFING INC**  
9019 W Belding Road  
Belding MI 48809

**Estimate**

Date	Estimate #
3/14/2018	6286

Billing Address

James Reagan DDS  
207 West Main Street  
Lowell, MI 49331

Thank you for the opportunity to quote this job.  
Richard Ostrander 616-240-0553

Description	Total
RE: 211 W. Main Street	
COMPLETE TEAR OFF AND RE-ROOF OPTIONS:	
Tear off all roofing down to existing roof boards and haul away. Inspect roof boards and replace rotted if any at \$2.50/sq.ft. Install 1.5" poly ISO insulation and mechanically fasten to roof deck. Install 45mil TPO roofing and mechanically fasten to roof deck. Install new flashings on all walls and roof openings. Heat weld seams. Install new Kynar faced metal edging and clean up and haul away debris. Fifteen (15) Year Material Warranty from manufacturer. Five (5) Year Labor Warranty from Ostrander's.	13,900.00
NOTE: Ten (10) foot wide sheets of TPO.	
OPTION: If additional layer of 1.5" ISO insulation is installed add:	2,000.00
OPTION: If 60mil TPO with a Twenty (20) Year Material Warranty from manufacturer and Five (5) Year Labor Warranty from Ostrander's is installed add:	500.00
OPTION: Fully adhered 60mil EPDM roof with twenty (20) foot wide sheets and Manufacturer's Twenty (20) Year Material Warranty and Ostrander's Five (5) Year Labor Warranty.	14,550.00
	<u>17,050.00</u>

SELECT OPTION(S) AND RETURN A SIGNED ESTIMATE  
WITH 50% DOWN PAYMENT TO SCHEDULE THIS JOB.

TERMS: 50% down; balance due upon completion.

Late fees assessed after 30 days.

Your signature acknowledges agreement to the above terms,  
and creates a binding contract.

FINANCING AVAILABLE TO QUALIFIED BUYERS

Purchaser \_\_\_\_\_

Joint Purchaser \_\_\_\_\_

Web Site

www.OstranderInc.com

Phone #

6167940661

Fax #

616-794-0105



# Proposal

5270 NORTHLAND DR NE GRAND RAPIDS, MI 49525 · (616) 363-3228 · (800) 239-5600 · FAX (616) 363-3271  
License no: 2102126057

PROPOSAL DATE: 3/13/2018  
DUE DATE: 3/23/2018

## BILL TO:

REAGAN FAMILY DENTISTRY  
JAMES REAGAN  
207 W. MAIN ST  
LOWELL, MI 49331

## JOB SITE:

REAGAN FAMILY DENTISTRY  
JAMES REAGAN  
207 W. MAIN ST  
LOWELL, MI 49331

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND LABOR NECESSARY FOR THE COMPLETION OF:

REROOF PORTION OF BUILDING APPROXIMATELY 23' x 95':

Remove existing roofing materials and haul away debris. Replace any deteriorated wood, see additional cost below. Install one layer of 1.5" polyisocyanurate insulation board and an additional layer of 2" polyisocyanurate insulation board to entire area. Install Versico Versiweld 60 mil white thermoplastic TPO membrane roofing application. Replace roof drains, if unsalvageable. Flash wall, pipe protrusions and skylight with TPO membrane. Install new metal edge flashing. Clean work area and haul away debris. Provide Versico manufacturers' 20 year membrane material warranty and Dalstra Roofing Inc. 7 year workmanship warranty.

Additional cost: Replacement of any deteriorated wood and/or roof drains will be an additional cost based on actual labor and materials cost with a labor rate of \$70.00 per man hour. Permit fees are included in proposed price.

THE ABOVE WORK TO BE PERFORMED FOR THE SUM OF: \$ 32,110.00 DOLLARS

PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. Owner to carry fire, tornado and other necessary insurance coverage upon above work. Workmen's Compensation and Public Liability insurance on above work to be taken out by Contractor. Dalstra Roofing Incorporated shall assume no responsibility for damage or loss due to any buildings inadequate configuration, lack of structural integrity, any form of mold, ice build-up or failure of electrical devices designated to melt ice and any cost involved for fines or proper disposal of any unknown hazardous materials removed from the building where above work is to be performed. This proposal may be withdrawn by us if not accepted by the above due date.

## ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

AUTHORIZED  
SIGNATURE:

ACCEPTANCE  
SIGNATURE:

DATE:

PLEASE SIGN AND CIRCLE ANY OPTIONS IF ACCEPTED AND RETURN TO DALSTRA ROOFING INC.

# 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: 215 W. Main St. Date: 3-23-18
2. Applicant's Name and Address: Beryl Barthus  
1270 Hawthorne Hills Dr. Ada 49301
3. Applicant's phone: 616-206-4925
4. Property Owner's Name: Ability Weavers LLC
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 three damaged windows from  
second floor along Main Street.  
- Install new Pella architect custom windows  
(same as used at north end of building)  
- Paint trim, clean up, remove debris
9. Will the repair of alteration match existing or original materials and design? Yes X 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 X No
13. What are approximate start and completion dates of the work? Start 5/1/18 Completion 7/1/18
14. Additional Local, County, State or Federal permits may be required.

**Application approvals EXPIRE after 12 months.**

14. Applicant's signature: Beryl Barthus Date 3-23-18

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



Antique

Starting a Purpose

Ability Weavers

416.938.6211

www.AbilityWeavers.com

# 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: 215 W. Main Street

Applicant: Name: Beryl Bartkus

Address: 1270 Hawthorne Hills Dr.

Phone: 616-206-4925

Name of Building Owner: Ability Weavers LLC

Date Certificate of Appropriateness issued \_\_\_\_\_

Description of proposed work: 1) Remove three existing windows

2) Install 3 new Pella Architect windows (same as at back of building)

3) Paint exterior

4) Clean up

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

Project Start Date: 6-1-19 Completion Date: 7-1-19

Applicant Signature: Beryl Bartkus Date: 3-21-19

***See Conditions on the reverse side of this form.***

811 Shepard Dr.  
Lowell, MI 49331  
616-897-0755/690-1337 cell  
Builders License #2102191940

Date	Estimate #
3/6/2018	376

Name / Address
Ability Weavers Eric Bartkus 215 W. Main St. Lowell, MI 49331 616-205-4925

Description	Total
<p>Terms and conditions for replacement of second floor windows in the front of the building:</p> <ol style="list-style-type: none"> <li>1) Remove window stops and sashes from three second floor windows as needed</li> <li>2) Install new 2" x 10" treated window sills as needed</li> <li>3) Install three new Pella Architect Monumental double-hung replacement windows and insect screens into existing opening on second floor in the front of the building</li> <li>4) Install spray foam insulation and caulking as needed</li> <li>5) Install new interior and exterior trims to match existing ones as needed</li> <li>6) Paint exterior trims to match existing color as needed</li> <li>7) Clean up and remove all debris</li> </ol>	
Dump Fee	50.00
Materials	4,294.76
Labor	2,900.00
<p>This is a good faith estimate. All changes or additional work will be billed as time and materials.</p> <p>Bill to be paid in full upon completion of job and receipt of invoice. A 2% interest charge will be added monthly on all unpaid balances.</p>	
<p>Tailoring our talents to your building needs.</p>	
<p>Thank you for your consideration. We look forward to doing business with you.</p>	<p><b>Total</b> \$7,244.76</p>

**RLH Carpentry, LLC**

6053 Dausman Park

Clarksville, MI 48815 US

(616) 889-4618

bob.hefron@gmail.com

## ESTIMATE

**ADDRESS**

Erik Bartkus

Ability Weavers

215 W. Main St.

Lowell, MI 49331

**ESTIMATE # 1008**

**DATE 03/18/2018**

**ACTIVITY**

Remove three existing 2nd floor windows  
Repair openings as needed  
Install three Pella Architect Series windows  
Insulate windows  
Trim new windows to match existing trim  
Paint exterior to match existing trim

Remove existing sash from common area window  
Install plywood and insulate  
Caulk and paint to appear like a window

Remove debris

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**TOTAL**

**\$8,100.00**

Accepted By

Accepted Date



## Contract - Detailed

Pella Window and Door Showroom of Grand Rapids  
2120 Oak Industrial Drive  
Grand Rapids, MI 49505  
Phone: (616) 235-3600 Fax: (616) 234-1969

Sales Rep Name: Lalone, Chris  
Sales Rep Phone: 231-392-6416  
Sales Rep Fax:  
Sales Rep E-Mail: clalone@pellabyhome.com

Customer Information	Project/Delivery Address	Order Information
Joseph Rathbun Contractor 811 Shepard Dr  Lowell, MI 49331-9330 Primary Phone: (616) 690-1337 Mobile Phone: (616) 690-1337 Fax Number: 6168970755 E-Mail: Contact Name:  Great Plains #: 100JDSRATH Customer Number: 1004044514 Customer Account: 1001048833	Barkus, Eric 215 W Main St  Lot # LOWELL, MI 49331 County: KENT Owner Name: Eric Barkus Owner Phone:	Quote Name: Hung Windows  Order Number: 193 Quote Number: 9873117 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 20 Days Tax Code: TAXABLE Cust Delivery Date: None Quoted Date: 2/23/2018 Contracted Date: Booked Date: Customer PO #:

Line #	Location	Attributes
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10

### Architect, Double Hung, 30.5 X 90.5, Poplar White

Item Price	Qty	Ext'd Price
\$1,082.12	3	3,246.36

1: 30.590.6 Double Hung, Equal  
Frame Size: 30 1/2 X 90 1/2

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard EnduraClad, Poplar White

Interior Color / Finish: Unfinished Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Poplar White, Premium, InView™

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-179-D1137-00001, Performance Class CW, PG 30, Calculated Positive DP

Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: 6" Installation Clips, Branch Supplied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension,

Factory Applied, Pella Recommended Clearance, Perimeter Length = 242".



Viewed From Exterior

PK #  
2000

Rough Opening: 31 - 1/4" X 91 - 1/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Printed on 2/23/2018

Contract - Detailed

Page 1 of 6

# Downtown Lowell Historic District

## Grant Extension Form

**Grant Recipient:** AKM LLC

**Date:** 1/25/2018

**Property Address:** 198-212 W Main

**Grant Amount:** \$5617.00

**Project completion date:** 11/15/2017

**Extension given at HDC meeting on:** 1/23/2018

**Project extension date:** 5/1/2018

I accept the above project extension date as approved by the Historic District Commission. Once project is completed and inspected, receipts will be submitted in a timely manner for payment of this grant.

**Applicant Signature:** Brenda Thomas, Administrative Assistant

**Date:** 1-26-18

Please complete and return form to City Hall 301 E. Main.

1-26-18

# Downtown Lowell Historic District

## Grant Extension Form

**Grant Recipient:** Ability Weavers

**Date:** 1/25/2018

**Property Address:** 215 W Main

**Grant Amount:** \$975

**Project completion date:** 11/15/2017

**Extension given at HDC meeting on:** 1/23/2018

**Project extension date:** 5/1/2018

I accept the above project extension date as approved by the Historic District Commission. Once project is completed and inspected, receipts will be submitted in a timely manner for payment of this grant.

**Applicant Signature:**



**Date:**

1/31/18

Please complete and return form to City Hall 301 E. Main.

# Downtown Lowell Historic District

## Grant Extension Form

**Grant Recipient:** Larkins

**Date:** 1/25/2018

**Property Address:** 301 W Main

**Grant Amount:** \$5000

**Project completion date:** 11/15/2017

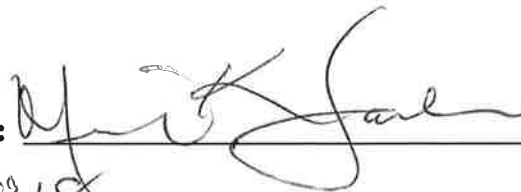
**Extension given at HDC meeting on:** 1/23/2018

**Project extension date:** 5/1/2018

unable to accept  
due to schedule of work on N. Broadway

I accept the above project extension date as approved by the Historic District Commission. Once project is completed and inspected, receipts will be submitted in a timely manner for payment of this grant.

**Applicant Signature:**



**Date:**

Feb 20, 2018

Please complete and return form to City Hall 301 E. Main.

## Lori Gerard

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**From:** Sue Ullery  
**Sent:** Wednesday, January 24, 2018 9:31 AM  
**To:** Lori Gerard  
**Subject:** FW: 101 E. Main

See Brian's response below.

*Sue Ullery*  
*City Clerk*  
*Phone: 616-897-8457*

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**From:** Brian Wilson [<mailto:bwilson@cascadetwp.com>]  
**Sent:** Wednesday, January 24, 2018 9:30 AM  
**To:** Sue Ullery  
**Subject:** RE: 101 E. Main

Hi Sue,

They put some temporary measures in place but the file is still open. Repairs to the corbel are planned for spring.

Have a good one!

*Brian Wilson*  
Building Official, Cascade Township  
616-949-3765



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**From:** Sue Ullery [<mailto:sullery@ci.lowell.mi.us>]  
**Sent:** Wednesday, January 24, 2018 9:28 AM  
**To:** Brian Wilson <[bwilson@cascadetwp.com](mailto:bwilson@cascadetwp.com)>  
**Subject:** 101 E. Main

Hi Brian,

Back in July you sent a letter to 101 E. Main regarding a violation – Exterior Structure – 304.8. Did this ever get resolved?

Thanks!

*Sue Ullery*  
*City Clerk*  
*Phone: 616-897-8457*