



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA
TUESDAY, NOVEMBER 26, 2019 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. September 24, 2019 – minutes of regular meeting
 - b. October 23, 2019 – minutes of item approved through email
5. PERMIT APPLICATIONS
 - a. 312 -314 E Main – exterior renovation
6. GRANT APPLICATIONS
 - a. 312-314 E Main
7. FINANCIALS
8. PROJECT UPDATES
 - a. 123 W Main – recover awning
 - b. 214 E Main – painting deck (spring 2020)
9. OLD BUSINESS
10. NEW BUSINESS
11. ADJOURNMENT

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

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, September 24, 2019 at 6:00 P.M.

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

The Meeting was called to order at 6:00 p.m. by Commissioner Wood and Lori Gerard called the roll.

Present: Ardis Barber, Nancy Wood, Mike DeVore and Julie DeVoe

Absent: Steve Doyle)

Also Present: Councilmember Cliff Yankovich

The Historic District Commission was very happy to welcome new board members Mike DeVore and Julie DeVoe.

2. APPROVAL OF THE ABSENCES

IT WAS MOVED BY DEVORE and seconded by DEVOE to approve the absence of Chairman Doyle.

YES: 4 NO: 0 ABSENT: 1 MOTION: CARRIED

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY BARBER 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 BARBER and seconded by DEVORE to approve the minutes of August 27, 2019 as written.

YES: 4 NO: 0 ABSENT: 1 MOTION: CARRIED

5. PERMIT APPLICATION

None.

6. GRANT APPLICATIONS

a. 214 E Main

Jill Greenop owner of 214 E Main submitted two bids for painting the front & back of her building in the existing colors. One bid included \$500 to refinish the rear deck which Cliff knew as building neighbors they wanted to do complete.

IT WAS MOVED BY BARBER and seconded by DEVORE to approve a 30% grant based on the bid of \$3912 which includes deck. Grant is not to exceed \$1173.

YES: 4 NO: 0 ABSENT: 1 MOTION: CARRIED

7. PROJECT UPDATES.

None.

8. OLD BUSINESS.

None.

9. NEW BUSINESS.

None

10. PUBLIC COMMENTS

None

IT WAS MOVED BY DEVORE and seconded by DEVORE to adjourn at 6:21 p.m.

Respectfully submitted
Lori A. Gerard

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, October 22, 2019 at 6:00 P.M.

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

The Meeting was called cancelled as there was thought that we had no new business.

Present:

Absent:

Also Present:

It was discovered on Wednesday 10/23/2019 that in fact an item had been received.
Board members were notified by email of the following grant item:

2. GRANT APPLICATIONS

a. 123 W Main – awning recover

Mike Sprenger of 123 W main presented grant application for removal of old awning and installation of new awning. Awning is to be a marine Blue, 48" x 5'5", and made of Sunbrella fabric. Three bids were received.

IT WAS MOVED BY DEVORE and seconded by BARBER to approve the awning replacement for Springrove Variety based on bid of \$2150.52. Grant of 30% will not exceed \$645.

YES: 3 NO: 0 ABSENT: MOTION: CARRIED

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: _____ 312 - 314 E. MAIN ST. _____ Date: 11-20-19
2. Applicant's Name and Address: _____ BRENT SLAGELL _____

3. Applicant's phone: _____ (616) 581-8554 _____
4. Property Owner: ZPS INVESTMENTS LLC 318 E. MAIN ST. SUITE B LOWELL MI
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) RENOVATE OLD SUPERIOR FURNITURE BUILDING INTO 12 APARTMENT UNITS. EXTERIOR: INSTALL NEW FLAT RUBBER ROOF; REPLACE CRUMBLING BRICK FACING ON WEST END; INSTALL NEW WOOD FRONT DOOR FOR ACCESS TO APARTMENTS; REPLACE 9 WINDOWS ON FRONT & 41 ON SIDE AND BACK; INSTALL 2 NEW CANVAS AWNINGS AT FRONT ENTRYWAYS.
9. _____
10. Will the repair of alteration match existing or original design? Yes XX No
11. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes XX No
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
12. 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.
13. 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 XX No
14. What are approximate start and completion dates of the work? Start 1-1-20 Complete 1-1-21
15. Additional Local, State or Federal Historic Landmark? None

14. Applicant's signature:  _____ Date 11-20-19 _____

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: 312 - 314 E. MAIN ST.

Applicant: Name: BRENT SLAGELL

Address: 318 E. MAIN ST. SUITE B LOWELL MI 49331

Phone: (616) 581-8554

Building Owner: ZPS INVESTMENTS LLC

Date Certificate of Appropriateness issued

Description of proposed work: RENOVATE OLD SUPERIOR FURNITURE BUILDING INTO 12 APARTMENT UNITS. EXTERIOR: INSTALL NEW FLAT RUBBER ROOF; REPLACE CRUMBLING BRICK FACING ON WEST END; INSTALL NEW WOOD FRONT DOOR FOR ACCESS TO APARTMENTS; REPLACE 9 WINDOWS ON FRONT & 41 ON SIDE AND BACK; INSTALL 2 NEW CANVAS AWNINGS AT FRONT ENTRYWAYS.

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

Project Start Date: 1-1-20 Completion Date: 1-1-21

Applicant Signature:  Date: 11-20-19

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 \$ 247,500.00

Name of Contractor(s) OVERBECK CONST.

Description of

Work RENOVATE OLD SUPERIOR FURNITURE BUILDING INTO 12 APARTMENT UNITS. EXTERIOR:
INSTALL NEW FLAT RUBBER ROOF; REPLACE CRUMBLING BRICK FACING ON WEST END;
INSTALL NEW WOOD FRONT DOOR FOR ACCESS TO APARTMENTS; REPLACE 9 WINDOWS
ON FRONT & 41 ON SIDE AND BACK; INSTALL 2 NEW CANVAS AWNINGS AT FRONT
ENTRYWAYS.

List all individual costs for Bid #1

Windows	\$ <u>100,000.00</u>	Brickwork	\$ _____
Doors	\$ <u>2,500.00</u>	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>90,000.00</u>
Awning work	\$ <u>5,000.00</u>	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows 50 Location of Windows circle: ^{YES} North – South – East – West. ^{YES}

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

Window Manufacturer ANDERSON Window Model number E-SERIES - HISTORICAL

Quantity of Doors ONE Location of Doors circle: ^{YES} North – South – East – West.

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

Door Manufacturer DOOR CRAFTERS Door Model number WOOD STILE - INSULATED

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

Only 1 Bid. (Can explain at meeting.)

Bid #1 Total Cost \$ _____

Name of Contractor(s) _____

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.

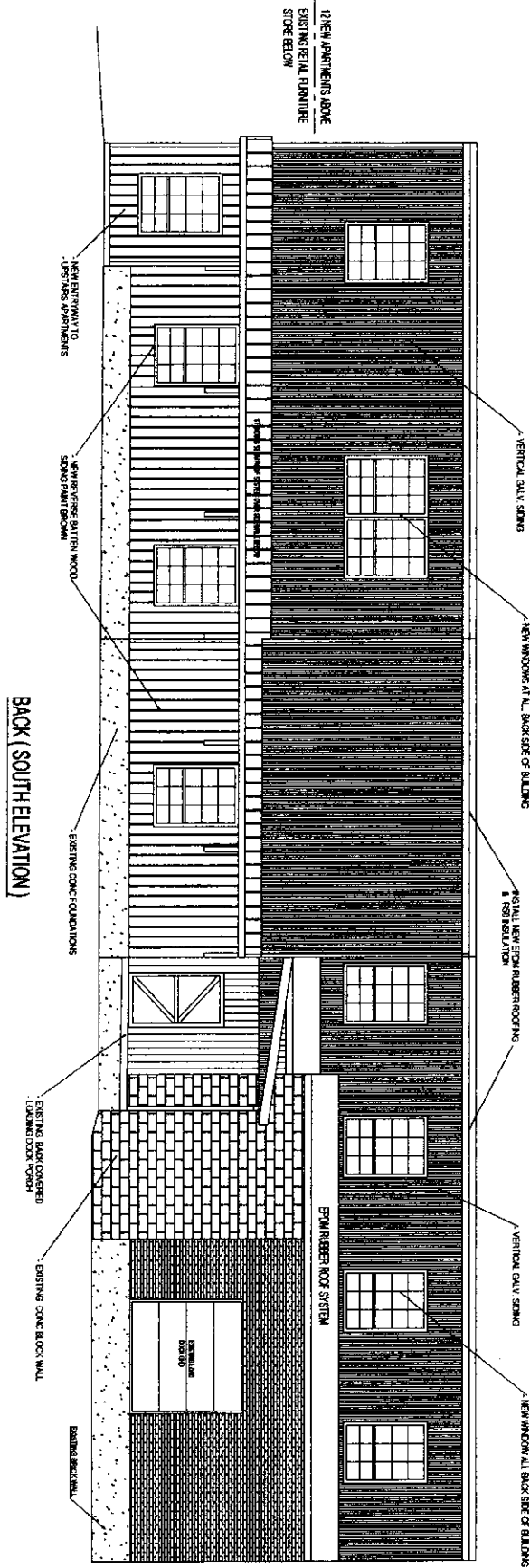
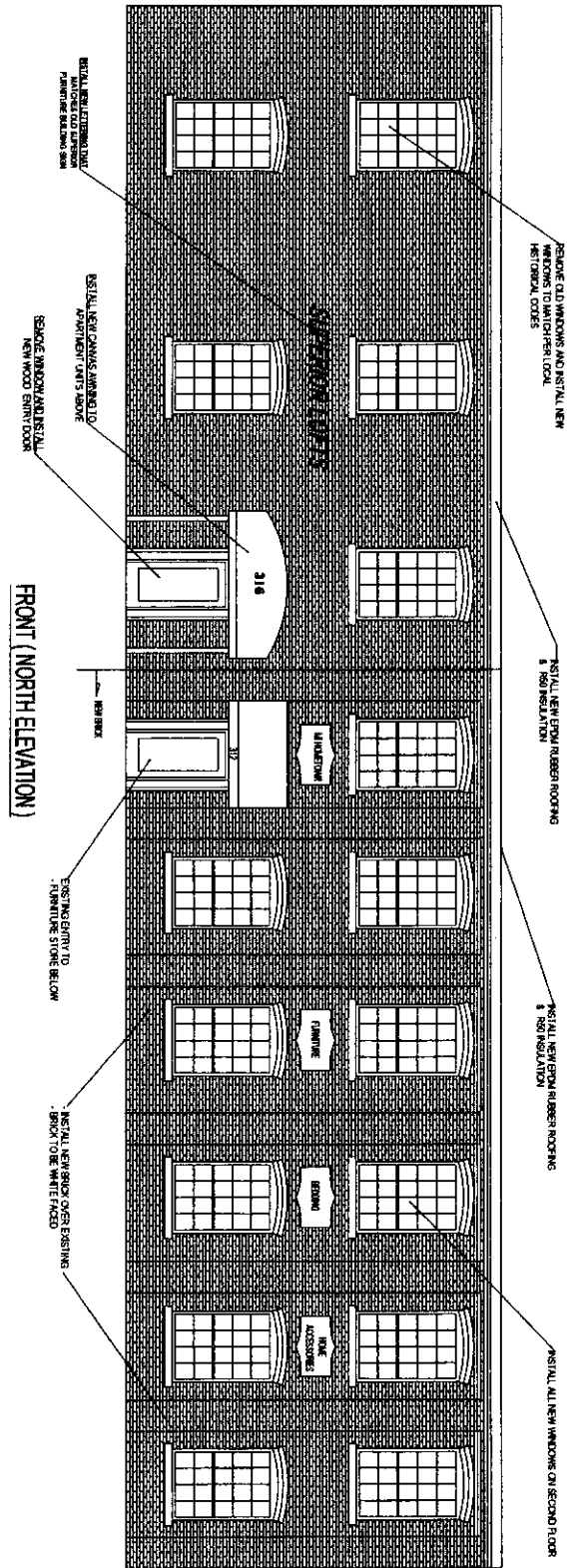
Window Manufacturer _____ Window Model number _____

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.



PLAN
TYPE

A-1.0

6-30-19

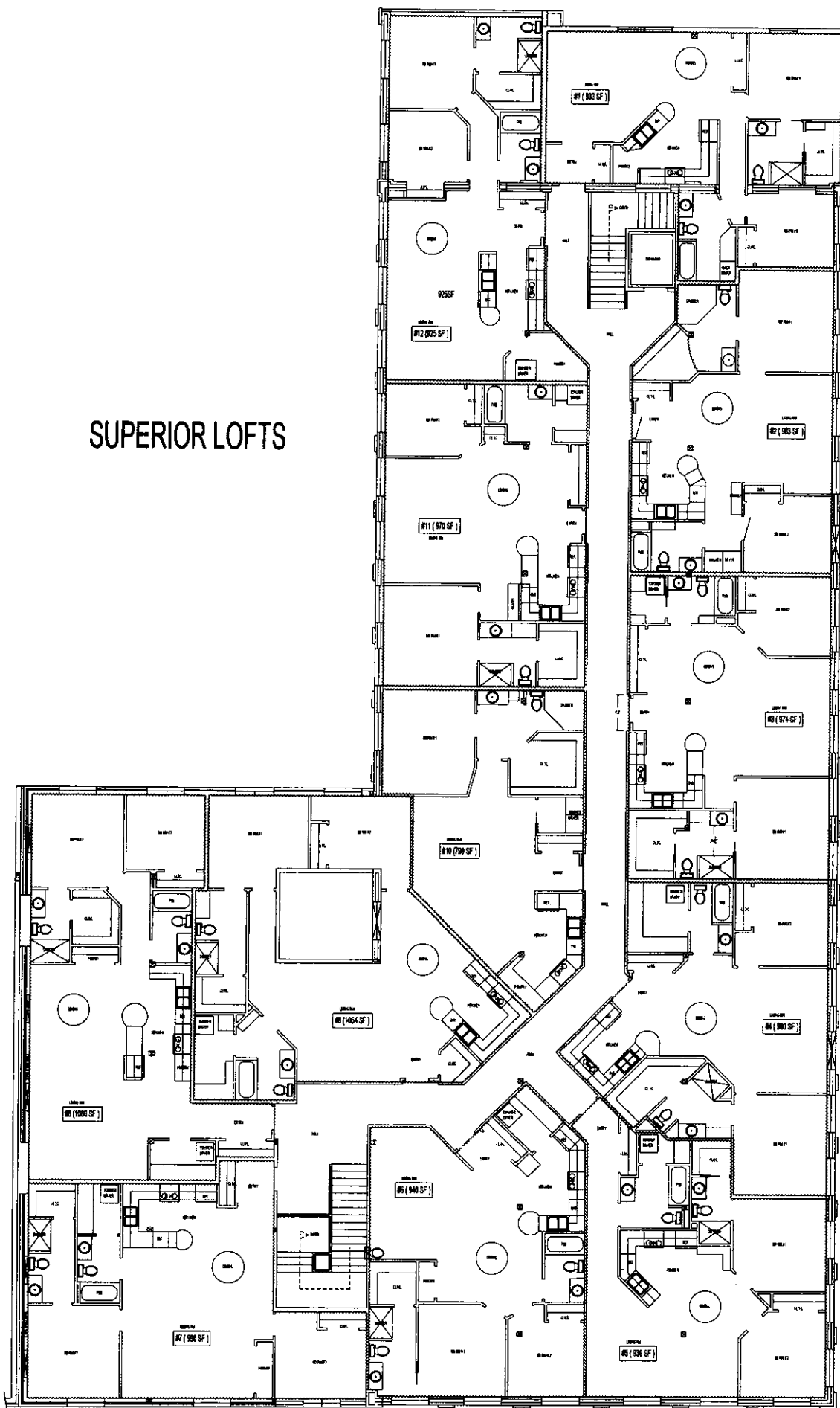
PLAN
DATEDRAWN BY
REVIEWED
DESIGN #

OVERBECK CONST.

309 E. MAIN ST. LOWELL, NH 03331 616-897-5520 OFFICE • 616-897-5620 FAX

SUPERIOR LOFTS
APARTMENTS

SUPERIOR LOFTS



HDC Grant Monies

HDC Grant Monies						
Business	Address	Amount Paid	Amount Received	Interest	Date	Grant Description
Interest				\$ 31.30		
Larkins	301 W Main					painting for work \$12,800, 50% grant up to \$5000. deadline 11/17/17 extension 5/1/18. Board withdrew grant at HDC meeting 3/26/2019
Interest				\$ 33.96		
Interest				\$ 53.80		
Carolyn Price	219 W Main	\$ 720.00			Ck# 73149 8/2/2019	grant 30% based on work of \$2400 at 3/26/19 meeting - Luxfer Prism glass repairs
Mark Batchelor	307 E Main	\$ 2,670.00	11/15/2019			replacing rotten wood with Boral TruExterior trim based on work \$8900
Jill Greenop	214 E Main	\$ 1,023.00				painting front and back and rear deck. Deck not completed til 2020. Paid \$1023 (\$3412 work) total was \$3912 (grant of \$150 still committed for project)
HDC Grant Monies						

HDC Grant Funds Committed

[illegible]