



CITY OF LOWELL

HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JUNE 23, 2020 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. February 25, 2020 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 312 E Main - ZPS Investments LLC- addition of 7 new patios
6. GRANT APPLICATIONS
7. FINANCIALS
8. PROJECT UPDATES
 - a. 214 E Main – painting deck
 - b. 312 -314 E Main – Superior Lofts
 - c. 96-100 W Main - roof
9. OLD BUSINESS
 - a. HDC Orientation session
10. NEW BUSINESS
11. ADJOURNMENT

HDC MEETING HELD IN 2nd FLOOR GRAND RIVER ROOM AT CITY HALL

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, February 25, 2020 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 Doyle and Lori Gerard called the roll.

Present: Steve Doyle, Nancy Wood, Mike DeVore and Ardis Barber

Absent: Julie DeVoe

Also Present: Councilmember Cliff Yankovich, Paula Vitale, Scott Brown, James Chertos and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS MOVED BY DEVORE and seconded by BARBER to approve the absences of Commissioner DeVoe.

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

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY BARBER and seconded by DEVORE 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 DEVORE to approve the minutes of January 28, 2020 as written.

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

5. PERMIT APPLICATION

IT WAS MOVED BY DEVORE and seconded by BARBER to approve \$20,000 toward the exterior project for 312-314 E Main. Total grant will be \$40,000 (16% of \$274,500 project).

IT WAS MOVED BY DEVORE and seconded by BARBER to approve a grant of \$20,000. Total grant not to exceed \$40,000. Deadline for grant is 10/31/2020.

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

9. NEW BUSINESS.

Devore questioned what we are doing to enforce signage such as window clings. They seem to be popping up all over.

It was noted that Chairman Doyle would hold an HDC Orientation on March 3 if all members were available.

10. PUBLIC COMMENTS

None

IT WAS MOVED BY BARBER and seconded by DEVORE to adjourn at 6:48 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: 312 E. Main Date: 6-22-20

2. Applicant's Name and Address: ZPS Investments LLC
318 E. Main Suite B

3. Applicant's phone: 616-581-8554

4. Property Owner's Name: ZPS Investments 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) Addition of 7 new patios in location shown
on print. Specs on print.

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 6-20 Completion 8-20

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

Application approvals EXPIRE after 12 months.

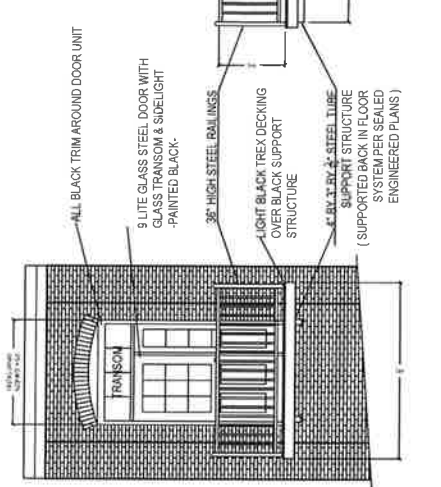
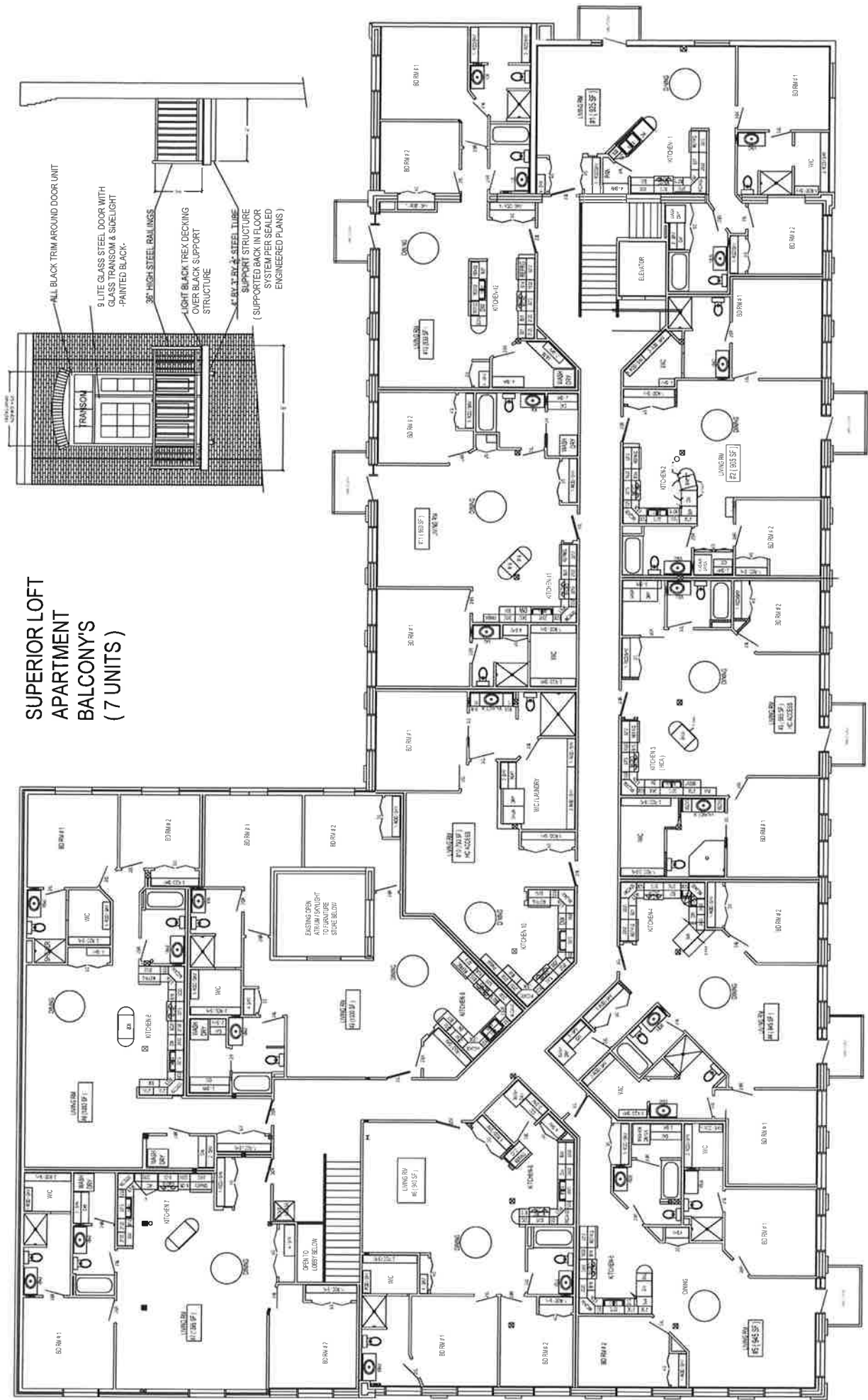
14. Applicant's signature: [Signature] Date 6-22-20

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





**SUPERIOR LOFT
APARTMENT
BALCONY'S
(7 UNITS)**



HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
Jill Greenop	214 E Main	\$ 150.00			\$ 500.00	deck not completed in 2019 with project. Partial payment of \$1023 paid 11/22/19
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00	10/31/2020		\$ 274,500.00	C of A 11/26/19 - 9 windows front, 41 other windows,galvanized metal ono upper back, board & batten, metal roof awning, 2 over door awnings, door to replace window on front, new roof and brick replacement
Scott Brown	96-100 W Main	\$ 3,075.00			\$ 30,750.00	rubberize roof - repairs no C of A needed for meeting 2/25/2020 5% grant of work
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00	10/31/2020		\$ 274,500.00	gave extra money as promised if we received a LACF grant. Total grant is 16% of work 2/25/2020
Funds Committed		\$ 43,225.00				
Total Cash On hand		\$ 81,876.83				
Less Committed funds		\$ 43,225.00				
Total Available Grant Money		\$ 38,651.83				