



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA
TUESDAY, JULY 27, 2021 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. June 22, 2021 – minutes
5. PERMIT APPLICATIONS
 - a. 96 W Main – signage
 - b. 214 E Main – roof repairs
 - c. 309 E Main – exterior renovations, roof replacement
6. GRANT APPLICATIONS
7. FINANCIALS
8. PROJECT UPDATES
 - a. 96-100 W Main – Scott Brown - roof completed
 - b. 222 W Main – King Milling – exterior
 - c. 413 E Main – Dollar General - no grant
 - d. 101 W Main – BGR Investments LLC – exterior renovations
 - e. 123 W Main – Greg Canfield – exterior renovations, no grant yet
 - f. 214 E Main – Dan Lavery – exterior renovation
 - g. 203 E Main – Awning removal - no grant
9. OLD BUSINESS
 - a. HDC Orientation session – postponed till later date
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, June 22, 2021 at 6:00 P.M.

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

The Meeting was called to order at 6:04 p.m. by Chairman Doyle and Lori Gerard called roll.

Present: Steve Doyle, Julie DeVoe, Ardis Barber and Nancy Wood

Absent: Jake Davenport

Also Present: Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS MOVED BY DEVOE and seconded by BARBER to approve the absence of Commissioner Davenport.

YES: 4 NO: ABSENT: 1 MOTION: CARRIED

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY DEVOE 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 DEVOE to approve the minutes of May 25, 2021 as written.

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

5. PERMIT APPLICATION

- a. 203 E Main – Greg Gilmore of the Flat River Grill has purchased the Century Post Pub building next door. They submitted a permit application to remove the old cedar shingled roof on the front of the building. Their plan is to add a smaller awning similar

to one found in a historic photo from 1935. They have more plans for the building and will bring that to the HDC once they are able to see what is under the awning structure.

IT WAS MOVED BY BARBER and seconded by DEVOE to approved the removal of the fixed wood awning at 203 E Main.

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

Chairman Doyle state that the awning in the photo would have been similar to the Hill Building awning which has a crank to roll out the awning.

6. GRANT APPLICATIONS

None.

7. PROJECT UPDATES.

- a. 96-100 W main – Scott Brown - roof completed, waiting for paid invoice
- b. 222 W Main – King Milling – Chairman Doyle noted work started yesterday
- c. 101 W Main – BGR Investments LLC - exterior renovation
- d. 123 W Main – Greg Canfield – exterior renovation, no grant approval yet

It was noted that the roof for 219 E Main is completed and grant will be paid next week.

8. OLD BUSINESS.

DeVoe stated that it is an honor for our city to be on the National Registry of Historic Places and that the new red trash cans are not compatible with the district.

9. NEW BUSINESS.

None.

10. PUBLIC COMMENTS

None

IT WAS MOVED BY BARBER and seconded by DEVOE to adjourn at 6:43 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: 96 W. Main St. Date: _____
2. Applicant's Name and Address: Carl + Nicole Crocker
12631 52nd St. SE
3. Applicant's phone: 616. 215. 9402
4. Property Owner's Name: Scott Brown Enterprises 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) please see attached drawings + description.

9. Will the repair of alteration match existing or original materials and design? Yes _____ No X
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes _____ No not applicable
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 8/1 Completion 9/1
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Nicole Date 7/13/21

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



96 W. Main Street

Building Exterior Approx 30' x 15'

Proposed Sign Size 6' x 4'

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

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 - 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) please see attached drawings + description.

9. Will the repair of alteration match existing or original materials and design? Yes _____ No X
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes _____ No not applicable
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 8/1 Completion 9/1
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Nicole Date 7/13/21

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



96 W. Main Street

Building Exterior Approx 30' x 15'

Proposed Sign Size 6' x 4'

Revised 7/23/21



96 W. Main Street

Building Exterior Approx 30' x 15'

Proposed Sign Size 8' x 4'

Proposed Signage

96 W. Main Street

Building Exterior:

30' x 15'

Sign Dimensions:

8' x 4'

Sign Graphics:

Sign will be four color. Colorful lighting bolt logo icon along with Retro Electric Arcade logo.

Sign Materials:

Sign will be made of 6mm Aluminum Composite Material (ACM). ACM is a three-layer sandwich panel consisting of two aluminum sheets bonded to a polyethylene core. ACM panels provide good dimensional stability and low weight.

Sign is to be professionally mounted to the roof using metal brackets, which will not be seen from the front.

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: 7-11-21
2. Applicant's Name and Address: Dan Lavery
7715 E State Rd, Nashville MI, 49073
3. Applicant's phone: 616-841-1669
4. Property Owner's Name: Alpha GR Rentals 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) Roof seam repair. Cover leaking seams and all other seams for preventive measures.
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 8-21 Completion 9-21
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: [Signature] Date 7-11-21

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

Applicant: Name: Dan Lavery

Address: 7715 E state Rd

Phone: 616-841-1669

Name of Building Owner: Alpha GR Rentals

Date Certificate of Appropriateness issued _____

Description of proposed work: Roof Seam repair. Cover leaking seams and all other seams for preventative measures.

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

Project Start Date: 8-21 Completion Date: 9-21

Applicant Signature: [Signature] Date: 7-11-21

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 \$ 1534.19

Name of Contractor(s) Dan Lavery

Description of Work Roof Seam repair

List all individual costs for Bid #1

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>1534.19</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 #1 Total Cost \$ 1874.61

Name of Contractor(s) Dan Lavery

Description of Work Roof seam Repair

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>1874.61</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.

Bestmaterials Cart Items

lavs_csa@hotmail.com <lavs_csa@hotmail.com>

Sun 7/11/2021 8:14 AM

To: alphagrrentals@outlook.com <alphagrrentals@outlook.com>

Best Materials®

7/11/2021 8:14:01 AM

Dan Laverty wanted to share this with you.**Message:****Go To Cart****Cart Link**Toluene Solvent, 1-Quart

Price: \$ 7.95

Quantity: 6

Sub Total: \$ 47.70

Seam Tape Primer LG-TP70 (1-Gallon)

Price: \$ 33.95

Quantity: 2

Sub Total: \$ 67.90

Black EPDM Coverstrip Seam Cover Tape, 6 in. X 100 ft.
Roll

Price: \$ 135.95

Quantity: 8

Sub Total: \$ 1,087.60



Steel Seam Roller, 2 in. Wide x 1-1/2 OD, 5 in Hardwood Handle

Price: \$ 20.85
Quantity: 1
Sub Total: \$ 20.85



M-1 Sealant / Adhesive, BLACK, 10.1 Oz Tube (1)

Price: \$ 7.95
Quantity: 4
Sub Total: \$ 31.80

CART TOTAL \$ 1,255.85
(Shipping Cost Not Included)

Recipients : alphagrentals@outlook.com

Price and Items shown are subject to change without notice.

This message was sent at the request of **Dan Lavery** < lavs_csa@hotmail.com >

Best Materials is not responsible for the contents of any personal message included in this email.

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Shipping Cost Estimator

Enter the destination ZIP/Postal Code, State or Province, and Country. Then click the carrier tab to see the shipping costs for the items in your cart. Press Reload Rates if you add new items to your cart or change any of the destination information. Use 1 as the postal code for many international countries. Countries do not need a state, except USA and Canada.

ZIP

49512

State

Michigan

Country

United States

UPS® | **USPS** | **Freight Quote** | **UPS FREIGHT LTL**

Shipping Method

Cost☒ UPS Ground

\$278.34

Shopping Cart Total: \$1,255.85
Shipping estimate (UPS Ground): \$278.34
Sub Total: \$1,534.19

Reload Rates **Close Window**

UPS: Use for items up to 150 lbs each and Worldwide Shipments. Air shipments are limited to non-flammable/non-hazmat items.


USPS: Use for smaller parcels up to 70 lbs and Worldwide Shipments of non-flammable/non-hazmat items.

Freight Quote: Use all for 100 lb+ truck deliveries to COMMERCIAL locations having a forklift, within 48 states.



Printed: 7/11/2021

My Store:
 IONIA, MI
 3063 S STATE RD
 IONIA, MI 48846
 Sunday: 8:00 AM to 8:00 PM

Product	How to Get It	Qty	Total Price
 Simple Green® Original Multi-Purpose Cleaner - 128 oz. SKU: 6472060 Model #: 13005	Ship To Home Available for immediate shipment Deliver From Store ✓ Pick Up At Store - Menards Picks	1 \$8.47/each	\$8.47
 EPDM Rubber Roofing Caulk - 10.1 oz. SKU: 1519095 Model #: 370458	Ship To Home Available for immediate shipment Deliver From Store ✓ Pick Up At Store - Customer Picks	4 \$7.99/each	\$31.96
 EPDM Rubber Roofing Seam Primer - 1 gallon SKU: 1519260 Model #: 7-1507711-1	Ship To Home Available for immediate shipment Deliver From Store ✓ Pick Up At Store - Menards Picks	2 \$42.99/each	\$85.98
 EPDM Rubber Roofing 5' x 50' Cover Strip SKU: 1519435 Model #: 7-1502508-1	Ship To Home Available for shipment in 2-3 weeks Deliver From Store ✓ Pick Up At Store - Menards Picks Estimated arrival date at store 07/30/2021	16 \$109.00/each	\$1,744.00



Save BIG With your Menards® BIG Card

Earn a 2% rebate on all Menards® purchases or take advantage of financing offers when you use your Big Card.

Order Summary

Merchandise Subtotal:	\$1,870.41
Processing Fees: ①	\$4.20
Pretax Subtotal	\$1,874.61

* Online price may differ from your local Menards®.

** Please Note:

Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards®

Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®

Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®

Guests Who Bought Items in Your Cart Also Shopped These Products

Proposal

Page #

1

ON FORM 1-1-10

OVERBEL CONSTRUCTION

Lowell

JOB NAME

JOB #

JOB LOCATION

MAIN ST. Lowell

DATE

DATE OF PLANS

TAX #

ARCHITECT

hereby submit specifications and estimates for

FRONT of Building - SCRAPE, PRIME, CAULK, & PAINT

CAULK windows

SCRAPE LOOSE PAINT

PRIME AS NEEDED - 1 COAT

PAINT - 3 colors - 2 COATS

propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of

TWO THOUSAND & SEVEN HUNDRED FIFTY dollars

AWNINGS TO BE
REPLACED

OVERBECK CONSTRUCTION

309

BUILDING FOR
SALE / LEASE
616-443-0503



Touch of Color

Interior & Exterior Painting

3318

Estimate.com

Free Estimates

BILL TO

Bill Overbeck

Lowell

MA.

Phone/Fax/Cell

616-443-0503

DESCRIPTION

QTY

PRICE

AMOUNT

Scrape, CAULK & Two coats of paint
on front of Office Building

2400.00

TERMS & CONDITIONS

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

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Property Address: 309 E. Main St.

Applicant: Name: Eric Springer

Address: 6221 Snow Avenue, Alto, MI 49302

Phone: 616-970-4386

Name of Building Owner: Eric Springer

Date Certificate of Appropriateness issued _____

Description of proposed work: REMOVE ROTTED TRIM
AROUND FRONT WINDOW AND DOOR,
REPLACE TRIM WITH NEW TRIM TO
MATCH OLD TRIM. REPLACE ROTTED DOOR
WITH DOOR TO MATCH EXISTING DOOR.
PAINT DOOR & TRIM

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

Project Start Date: 8/1/21 Completion Date: 8/31/21

Applicant Signature:  Date: 7/14/21

See Conditions on the reverse side of this form.



AWNING

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

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Property Address: 309 E. Main St.

Applicant: Name: Eric Springer

Address: 6221 Snow Ave SE, Alto, MI 49302

Phone: 616-970-4386


Name of Building Owner: Eric Springer

Date Certificate of Appropriateness issued _____

Description of proposed work: REMOVE OLD ROOF +
REPLACE WITH NEW ROOF + SEAL

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

Project Start Date: 8/1/21 Completion Date: 8/31/21

Applicant Signature:  Date: 7/16/21

See Conditions on the reverse side of this form.

Diekevers Roofing, Inc.
Established in 1968



1058 Godfrey SW
Grand Rapids, Mi 49503
Phone: 616-452-3263 or 1-800-442-124
Fax: 616-452-8990
E-mail Diekeversroofing@sbcglobal.net

PROPOSAL

Proposal submitted to: **Overbeck Construction**
Bill Overbeck Jr. (Owner)
East Main Street
Eastland, Mi. 49331
616-897-5520

Date: 03-09-2021
Job Name: Commercial Flat Roof
Job Location: Same. Office roof.

Roof Upper and Lower Roofs :

Remove off existing modified roofing materials only.

Install one layer of 1.5 inch ISO insulation mechanically fastened and staggered over area's to be roofed.
Roof with 60 mil. *Versico* T.P.O. "white" (Energy Star Rated) fully adhered system.

Seal walls and all protrusions with T.P.O. 60 mil. *Versico* "white" reflective membrane.

Install new metal on edges. *Note: Owners choice of many colors.*

Install all necessary components of roofing system in strict accordance of the manufacturer specifications.
Clean up and haul away all exterior debris created by job.

Job Prices: \$17,425.00

One year warranty on labor and materials.



We propose hereby, to furnish material and labor in complete accordance with above specifications, for the sum of Seventeen Thousand Four Hundred Twenty Five Dollars (\$17,425.00)

Payment to be made as follows: Net 15 Upon Completion.

Material is guaranteed to be as specified. All work to be complete in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon no accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation. Diekevers Roofing Inc. shall assume no responsibility for damage or loss due to any buildings inadequate configuration, lack of structural integrity, any form of build-up, or failure of electrical devices designated to melt ice. In the event the account is turned over to an attorney or agency for collection or suit is brought on

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 \$ 17,425

Name of Contractor(s) DIEKEVERS ROOKING

Description of

Work REMOVE OLD ROOF & REPLACE

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>17,425</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.



March 16, 2021
2849 Gulliford Drive
Lowell, MI 49331

Phone: (616) 897-1080

Customer: Overbeck Construction billo@overbeckcd.com
309 E Main
Lowell, MI 49331

Scope of Work

- Remove and haul away top layer of roofing
- Mechanically attach new 1.5" Poly ISO insulation over entire roof deck
- Fully adhere new 60 mil EPDM roofing over entire roof
- Flash in drip edge at edges that currently have drip edge
- Install new cover tape over drip edge
- Install new pipe boot around pipe penetration
- Install membrane 12" up on sidewall and terminate into walls with termination bar under steel siding that will be loosen and reinstalled
- Flash where needed with MI sealant

Estimate for materials and labor Top Part	\$9400
Estimate for materials and labor Lower Part	\$4995

Thank you for allowing us to quote your new roof

We do accept all major credit cards with a 3 percent surcharge

All quotes are good for 60 days from issue

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 \$ 14,395

Name of Contractor(s) RISNERS

Description of

Work REMOVE OLD ROOF & REPLACE WITH
NEW ROOF

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>14,395</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.

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		\$	25,000.00		12/4/2019	April grant 2019
Interest				\$ 33.03	10/31/2019	
Springgrove Variety	123 W Main	\$ 645.00			Ck# 73816 12/20/2019	recover awning to be on existing brackets. Work of \$2150.52 approved 11/26/19
Interest				\$ 119.06		
HDC Grant Monies		\$	50,000.00		4/30/2020	December grant 2019
Interest				\$ 323.86		
Jill Greenop	214 E Main	\$ 105.00			Ck # 74880 10/16/2020	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			Ck # 75030 11/13/2020	C of A 11/26/19 - 9 windows front, 41 other windows,galvanized metal onto upper back, board & batten, metal roof awning, 2 over door awnings, door to replace window on front, new roof and brick replacement based on \$274,500.00 of work
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00			Ck # 75030 11/13/2020	Gave extra money as promised if we received a LACF grant. Total grant is 16% of work 2/25/2020
Year end balanced 2020						\$42,095.69 balanced 1/22/2021
TAK Main Street LLC /Dollar General	413 E Main	\$				2900 sf East addition - doesn't qualify for grant 2/23/2021 HDC meeting
HDC Grant Monies		\$	60,000.00		2/28/2021	December 2020 gant award
Mark Batchelor Flat River Dev Properties	219 E Main	\$ 5,000.00			Ck# 75865 6/29/2021	roof replacement C of A 4/13/2021 total work \$33,700
Total grants received			\$ 725,000.00			
Total grant money paid		\$ 635,142.97				
Total grant money remaining	\$ 89,857.03					
Interest earned						
Total Cash on Hand	\$ 97,095.69			\$ 7,238.66		

HDC update

7/9/2021

HDC Grant Funds Committed

[illegible]

TRIM +
DOOR
REPLACEMENT

OVERBECK CONSTRUCTION

WINDOW
TRIM
REPLACEMENT

BUILDING FOR
SALE / LEASE
616-443-0503

309

BODY OF BUILDING
(LABELED ON SAMPLE CW685)

TEIM
HC-83
ON SAMPLE

13004

OVERBECK CONSTRUCTION

Door
Colon
(CW 680
(SAMPLE)

TEIM

TEIM

909

TEIM

TEIM

BUILDING FOR
SALE / LEASE
616-443-0503

BODY

BODY

BODY



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 \$ 2400

Name of Contractor(s) TOUCH OF COLOR

Description of

Work PAINT EXTERIOR OF BUILDING

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>2400</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.

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 \$ 1,885

Name of Contractor(s) OVERBECK CONSTRUCTION

Description of

Work REMOVE TRIM + DOOR ON FRONT
OF BUILDING. REPLACE WITH TRIM + DOOR
TO MATCH EXISTING, REPAINT.

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ <u>1,885</u>	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 1 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.

WOOD WORKS OF WEST MI LLC

9609 BAKER RD. GREENVILLE MI 48838

PHONE: 616-894-1291

DATE: 7-7-21

REPAIR WORK TO FRONT OF OFFICE BUILDING **309 E. MAIN ST. LOWELL MI**

AFTER REVIEW OF SITE AND CONDITIONS:

WE PROPOSE TO FURNISH MATERIAL AND LABOR FOR THE FOLLOWING:

- 1 REMOVE WEST FRONT DOOR AND FRAME**
- 2 INSTALL WOOD DOOR TO MATCH OLD DOOR**
- 3 BUILD FRAME AND TRIM TO ORIGINAL CONFIGURATION**
- 4 PUT NEW LEVEL HANDLE LOCK SET ON**
- 5 NEW SEALS AND BOTTOM SILL**
- 6 NO EXTERIOR PAINTING FIGURED**
- 7 FIX ADJACENT WINDOW TRIM WHERE WOOD IS ROTTEN**
- 8 LEAVE JOBSITE CLEAN AND REMOVE TRASH**

COMPLETE QUOTE

\$ 2,666.00

PAYMENT ON COMPLETION
QUOTE GOOD FOR 30 DAYS

SIGNED

NEAL WOOD

OWNER

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 \$ 2666

Name of Contractor(s) WOOD WORKS

Description of

Work REMOVE + REPLACE OLD TRIM + DOOR
TO MATCH OLD DOOR + TRIM

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ <u>2666</u>	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 1 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

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: 309 E. Main St.

Applicant: Name: Eric Springer

Address: 6221 Snow Ave SE, Alto MI 49302

Phone: 616-970-4386

Name of Building Owner: Eric Springer

Date Certificate of Appropriateness issued _____

Description of proposed work: REMOVE & REPLACE AWNING
ON FRONT OF BUILDING

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

Project Start Date: 8/1/21 Completion Date: 8/31/21

Applicant Signature:  Date: 7/16/21

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 \$ 2,750

Name of Contractor(s) OVERBECK CONSTRUCTION

Description of Work PAINT EXTERIOR OF BUILDING

List all individual costs for Bid #1

Windows	\$	_____	Brickwork	\$	_____
Doors	\$	_____	Metal work	\$	_____
Paint	\$	<u>2,750</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.

OVERBECK CONST. & DESIGN LLC

309 E. Main St. Lowell MI 49331
PHONE [616] 897-5520 FAX [616] 897-5620

ADDRESS : 309 E. MAIN ST. LOWELL MI

6-30-21

RE: NEW SIDE FRONT DOOR AND WINDOW TRIM REPAIRS

SCOPE OF WORK

- REMOVE OLD ROTTED WOOD FRONT SIDE DOOR AND FRAME
- REMOVE ROTTED WOOD TRIM AROUND WEST WINDOW
- REBUILD NEW FLAT PANEL WOOD DOOR TO DOOR
- INSTALL NEW WOOD JAMB AND TRIM TO MATCH EXISTING
- INSTALL NEW WINDOW TRIM TO MATCH EXISTING
- INSTALL NEW LEVER HANDLE ADA LOCK PER CODE (BRUSHED METAL)
- INSTALL NEW WEATHER SEALS AND ALUM SILL PLATE
- SEAL DOOR WITH WATER REPELLANT
- EXTERIOR PAINTING BY OTHERS (FRONT OF BUILDING PAINTER)
- CLEAN UP AND REMOVE ALL CONSTRUCTION DEBRI

TOTAL LABOR AND MATERIALS

\$ 1,889.00

WILLIAM OVERBECK

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: 309 E MAIN

Applicant: Name: ERIC SPRINGER

Address: 6221 SNOW SE ALTO

Phone: 616 970 - 4386

Name of Building Owner: ERIC SPRINGER

Date Certificate of Appropriateness issued _____

Description of proposed work: PAINT EXTERIOR OF
Buildings

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

Project Start Date: 8/1/21 Completion Date: _____

Applicant Signature:  Date: 7/16/21

See Conditions on the reverse side of this form.

OVERBECK CONST. & DESIGN LLC

309 E. Main St. Lowell MI 49331
PHONE [616] 897-5520 FAX [616] 897-5620

ADDRESS : 309 E. MAIN ST. LOWELL MI

6-30-21

RE: NEW AWNING FABRIC AND REPAIRS

SCOPE OF WORK

- REMOVE AWNING AND DELIVER TO AWNING REPAIR SHOP
- HAVE AWNING COMPANY REPLACE FABRIC
- PICKUP FINISHED AWNING AND REINSTALL ON FRONT OF BUILDING

AWNING COMPANY REPAIRS AND FABRIC	1,256.00
LABOR FOR SCAFFOWING & TO REMOVE & REINSTALL	720.00
<u>TOTAL LABOR AND MATERIALS</u>	<u>\$1,976.00</u>

WILLIAM OVERBECK

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 \$ _____

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.



251 Lincoln Lake Ave. SE, Lowell, MI 49331

Phone (616) 897-5678 Fax (616) 897-5677

Proposal

Date: April 6, 2021

Overbeck Construction
309 E Main st
Lowell, MI 49331

Salesperson: Chris Bazzett

Cover Concepts proposes to do the following work: Recover existing awning

SIZE: 48" x 48" x 23'

MATERIAL / FABRIC: sunbrella fabric (color to be determined)

GRAPHICS: none

LIGHTS: none

INSTALLATION: Frame to be delivered to Cover Concepts

TERMS:

SUBTOTAL: 1185.00

SALES TAX: 71.10

TOTAL: 1256.10

CUSTOMER APPROVAL

SIGNATURE _____

PRINT NAME _____ DATE: _____

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 \$ 1,976

Name of Contractor(s) COVER CONCEPTS, OVERRECK CONSTRUCT

Description of

Work OVERRECK WILL REMOVE OLD AWNING
AND INSTALL NEW AWNING. COVER CONCEPTS
WILL FABRICATE NEW AWNING

List all individual costs for Bid #1

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ <u>1,256</u>	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ <u>720</u>	Other	\$ _____

(INSTALL)
 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.



CITY OF LOWELL

HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JULY 27, 2021 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. June 22, 2021 – minutes
5. PERMIT APPLICATIONS
 - a. 96 W Main – signage
 - b. 214 E Main – roof repairs
 - c. 309 E Main – exterior renovations, roof replacement
6. GRANT APPLICATIONS
7. FINANCIALS
8. PROJECT UPDATES
 - a. 96-100 W Main – Scott Brown - roof completed
 - b. 222 W Main – King Milling – exterior
 - c. 413 E Main – Dollar General - no grant
 - d. 101 W Main – BGR Investments LLC – exterior renovations
 - e. 123 W Main – Greg Canfield – exterior renovations, no grant yet
 - f. 214 E Main – Dan Laverty – exterior renovation
 - g. 203 E Main – Awning removal - no grant
9. OLD BUSINESS
 - a. HDC Orientation session – postponed till later date
10. NEW BUSINESS
11. ADJOURNMENT

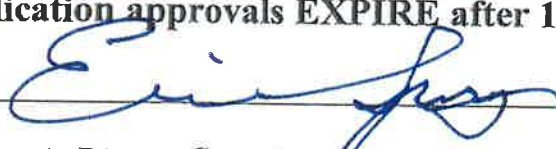
Downtown Lowell Historic District

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: 309 E. Main St. Date: 7/16/21
2. Applicant's Name and Address: Eric Springer
6221 Snow Ave. SE, Alto, MI 49302
3. Applicant's phone: 616-970-4386
4. Property Owner's Name: Eric Springer
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) REPAIR TRIM + REPLACE DOOR (FRONT),
REPLACE + REPAIR ROOF, PAINT EXTERIOR FRONT,
REPLACE AWNING
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 X 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 8/1 Completion 8/31/21
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature:  Date 7/16/21

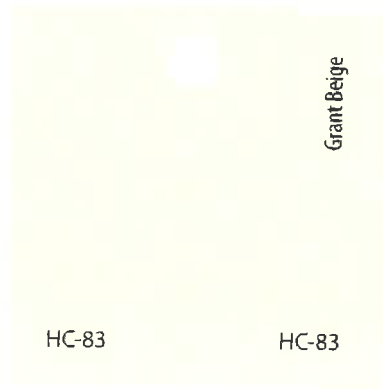
Note: Attendance at the Historic District Commission meeting is strongly recommended.

309 E MAIN St

Exterior
Color
Plan



Door



Trim



Body

Lowell Downtown Historic District Commission
7-20-2021

1. **96 W. Main, signage** (Carl & Nicole Crocker)
2. **214 E. Main, roof repair** (Dan Lavery)

Bid #1 \$1,534.19

Bid #2 \$1,874.61

3. **309 E. Main, Exterior work** (Eric Springer)

Paint Building Exterior

Bid #1 \$2,750

Bid #2 \$2,400

Replace West front door, repair West front window

Bid #1 \$1,885

Bid #2 \$2,666

Replace Awning

Bid #1 \$1,976

Bid #2

Install New Roof

Bid #1 \$17,425

Bid #2 \$14,395

309 E Main

Low Bids \$20,656

High Bids \$24,817