



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, FEBRUARY 23, 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. January 26, 2021 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 101 W Main – exterior renovation
6. GRANT APPLICATIONS
 - a. 101 W Main - exterior
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
9. OLD BUSINESS
 - a. Lowell Area Community Fund grant award - \$60,000
 - b. HDC Orientation session
10. NEW BUSINESS
11. ADJOURNMENT

HDC MEETING HELD IN 2nd FLOOR GRAND RIVER ROOM AT CITY HALL
ALL ATTENDING MUST WEAR FACEMASK – MAXIMUM IN ATTENDANCE IS 10

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, January 26, 2021 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 Chairman Doyle and Lori Gerard called the roll.

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

Absent: Mike DeVore

Also Present: Councilmember Cliff Yankovich, Peter Oleszczuk and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS MOVED BY WOOD and seconded by DEVOE to approve the absence of Commissioner DeVore.

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

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY BARBER and seconded by DEVOE 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 BARBER to approve the minutes of September 1, 2020 as written.

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

5. PERMIT APPLICATION

a. 219 E Main – Tap House Boutique

Application for proposed signage for Tap House Boutique was presented. Signage will be 30" x 42" double sided, laminated material to hang on existing brackets.

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

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

b. 413 E Main – Dollar General

Peter Oleszczuk of Westwind Construction presented drawings for a proposed 21' x 144' east side addition for the Dollar General. Oleszczuk noted that they plan to reuse materials as much as possible to mimic what is already there. Where new brick is needed they plan to use a Milwaukee blend which will maintain the color tone to match existing building. A small stripe of Sandusky blend will break up the long east side. Two new windows will be added on Main Street and new entrance doors on the east side. A new canopy will also be added to the exterior. Oleszczuk mentioned that the parking lot will also change and the flow will be different. Chairman Doyle noted that new additions have liberties to do something different.

IT WAS MOVED BY BARBER and seconded by DEVOE to approve the new addition at 413 E Main as presented.

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

6. GRANT APPLICATIONS

None.

7. PROJECT UPDATES.

- a. 96-100 W main – roof
- b. 222 W Main – exterior renovation

8. OLD BUSINESS.

Chairman Doyle stated that the HDC Orientation will be postponed until things start opening up more.

9. NEW BUSINESS.

The 2021 meeting dates calendar was presented.
IT WAS MOVED BY DEVOE and seconded by BARBER to approve dates for Historic District Commission meetings for 2021 as presented.

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

10. PUBLIC COMMENTS

None

IT WAS MOVED BY BARBER and adjourn at 6:45 p.m.

Respectfully submitted
Lori A. Gerard

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

*This Application and any other supporting materials must be submitted to City Hall **10 DAYS** prior to Historic District meetings*

1. Property Address: 101 W. Main Date: 2-16-21
2. Applicant's Name and Address: BGP Investments LLC
318 E. Main St, Suite B
3. Applicant's phone: 616-581-8554
4. Property Owner's Name: BGP 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) renovate front facade to historic appropriateness.
roof replacement, exterior brick repairs, window replacement
and additions,
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 5-21 Completion 11-21
14. Additional Local, County, State or Federal permits may be required.

Application approvals **EXPIRE** after 12 months.

14. Applicant's signature: [Signature] Date 2-16-21

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: 101 W. Main St.

Applicant: Name: BGR Investments LLC

Address: 318 E. Main Suite B

Phone: 616-581-8554

Name of Building Owner: BGR Investments LLC

Date Certificate of Appropriateness issued _____

Description of proposed work: renovate front facade to
historic appropriateness, not replacement,
exterior brick repairs, window replacement and additions.

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

Project Start Date: 5-21 Completion Date: 11-21

Applicant Signature: [Signature] Date: 2-16-21

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 \$ 221,387.04

Name of Contractor(s) Let Us Build/Design

Description of

Work renovate front facade for historic appropriateness, roof replacement, exterior brick repairs, window replacement & additions

List all individual costs for Bid #2

Windows	\$ <u>38,660</u>	Brickwork	\$ <u>12,800</u>
Doors	\$ <u>inc. above</u>	Metal work	\$ _____
Paint	\$ <u>6,270</u>	Glass work	\$ <u>17,865</u> facade work
Woodwork	\$ <u>6,785</u> materials	Roof work	\$ <u>19,800</u>
Awning work	\$ _____	Concrete work	\$ <u>6,000</u> G+E
Lighting	\$ <u>8,000</u>	Structural work	\$ <u>54,817</u>
Other	\$ <u>44,990</u> GC Fees	Other	\$ <u>5,400</u> demo

Quantity of Windows 21 Location of Windows circle: North - South - East - West

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

Window Manufacturer TBD Window Model number TBD

Quantity of Doors 6 Location of Doors circle: North - South - East - West

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

Door Manufacturer TBD Door Model number TBD

1

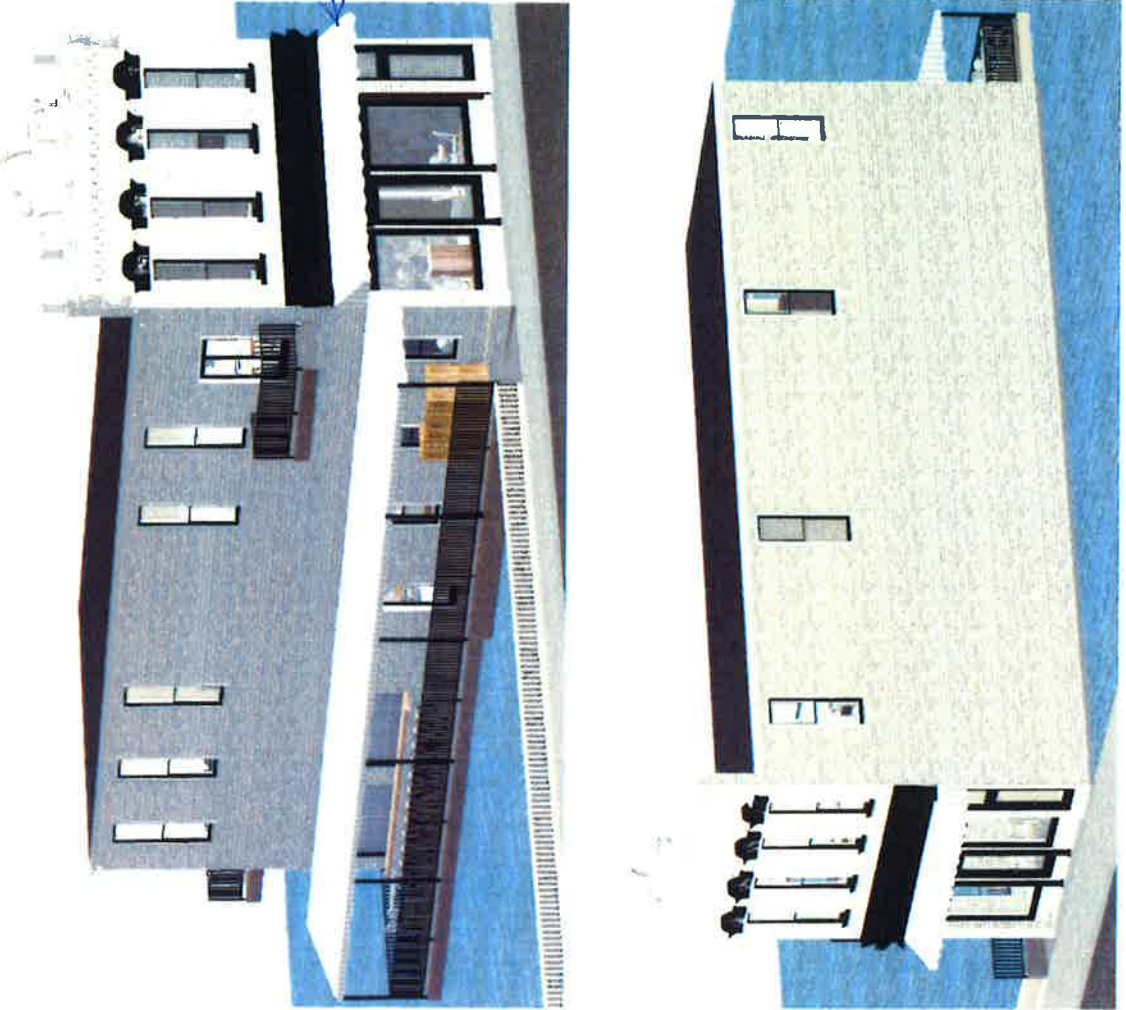
Include with Bid #1 all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Lowell Main St Project Budget Summary



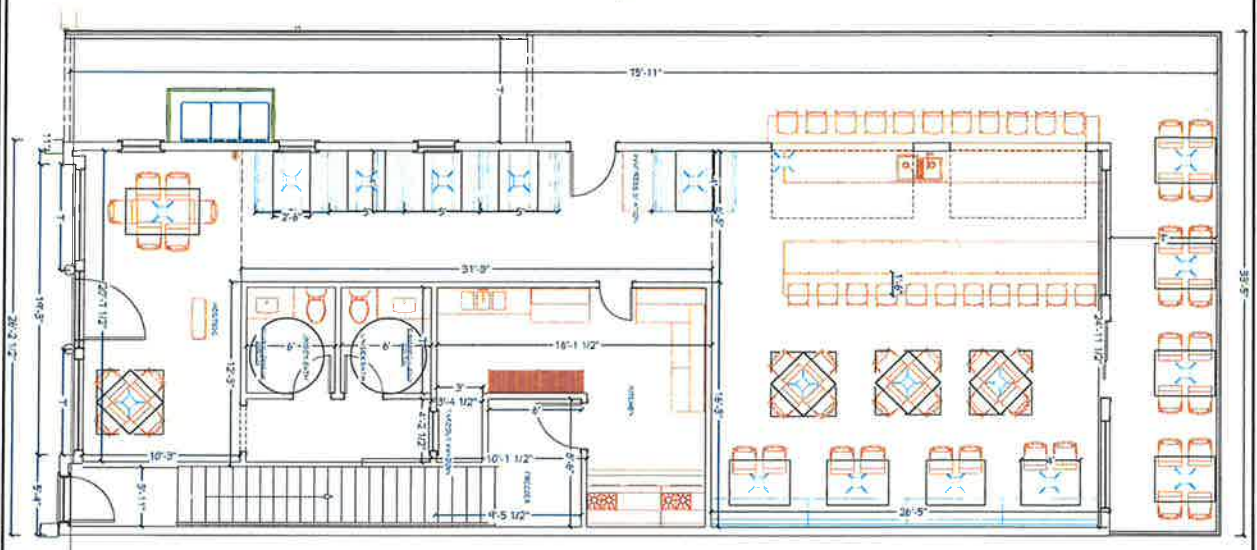
PO Box 992 Ada, MI 49301 616-893-2341
Bldr Lic #2102165758 Exp 5/2025

Services		Front Facade	
Concrete Flatwork			
Walk way off West (7 x 75) and North (25 x 7)		\$ 6,800.00	32
Steel			
Back Deck 25 x 7 Structural Frame work and Metal pan ready for concrete		\$ 9,567.00	34
Side Deck 7 x 75 Structural Frame work and Metal pan ready for concrete		\$ 22,050.00	34
Steel Railings			
Back Deck 25 x 7		\$ 6,435.00	34
Side Handicap Walkway 7 x 75		\$ 9,965.00	34
Utility Connections Adding Meters for each apartment and Retail Suite			
Water and Sewer Connections			
Natural Gas		\$ 3,000.00	47
Electric		\$ 3,000.00	47
Demolition		\$ 5,400.00	23
Removing existing materials down to brick walls on both floors			
Framing Materials		\$ 6,785.00	33
Rubber Roofing-Main Building		\$ 19,800.00	34
Masonry (Tuck Pointing and Repairs on exiting walls)		\$ 12,800.00	32
Windows and Sliders		\$ 34,875.00	35
Front Decorative Facade		\$ 17,865.00	32
Exterior siding for Trim around windows		\$ 3,785.00	34
General Labor		\$ 3,125.00	33
Carpentry labor		\$ 13,560.00	33
Fasteners (Nails, etc)		\$ 985.00	33
Door hardware allowance		\$ 1,200.00	35
Services		Cost	
Painting			
Exterior Painting on window Trims		\$ 2,985.00	39
Exterior Painting on Front Fascade		\$ 3,285.00	
Sub-Total HOME Costs		\$ 187,267.00	
Services		Current Front Facade	
Electrical		\$ 4,500.00	40
Electrical Fixtures allowance		\$ 3,500.00	40
Sub-Total MECH./ELEC. Costs		\$ 8,000.00	
Services		Current Front Facade	
Trash removal		\$ 2,100.00	23
Porta jon		\$ 300.00	46
Permit			47
Sub-Total MISC. Costs		2,400.00	
Total Costs		\$ 197,667.00	
Budget to be finalized with final selection			
Contracting Fee		\$23,720.04	
Total Front Fascade Project @ 12%		221,387.04	

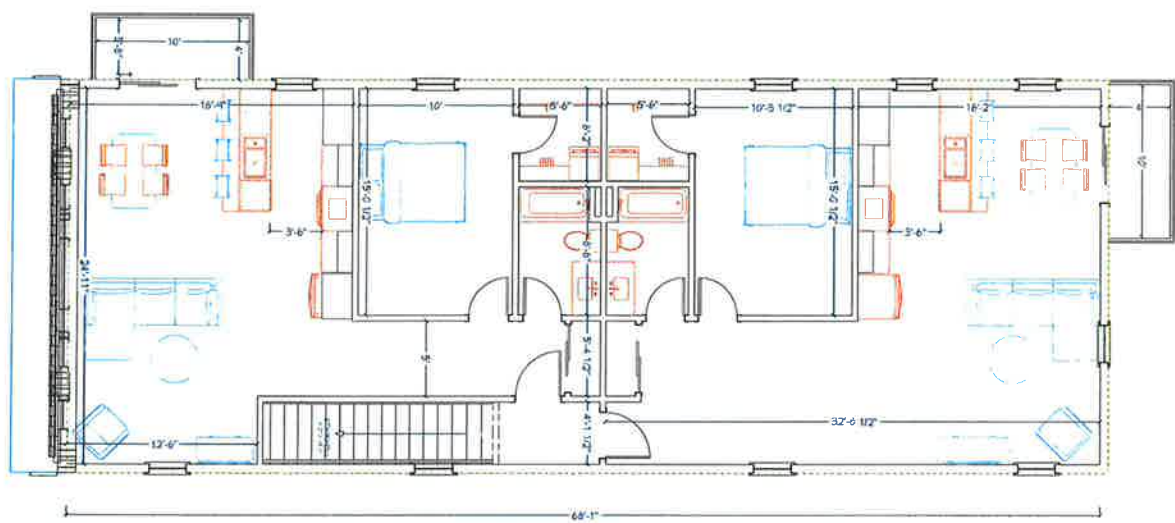


FRONT OF BUILDING TO BE RESTORED TO ORIGINAL AS INDICATED IN THE PICTURE ABOVE.

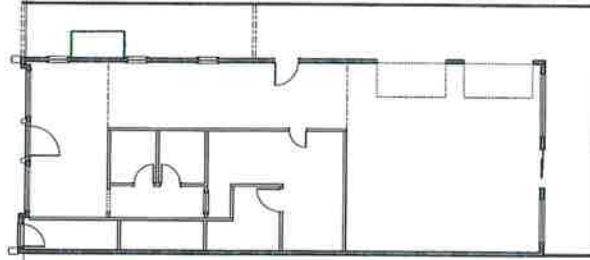
1 1/5" SCALE



1/8" SCALE



SITE PLAN
1/8" = 1' SCALE



LET US
DESIGN  BUILD

101 W. MAIN STREET
LOWELL, MI 49331

DRAWN BY:
KRISTINE LANG

DATE:
NOVEMBER 15, 2020

SHEET NUMBER

1

REVISION #

**Lowell Main St Project —
Budget Summary**



PO Box 992 Ada, MI 49301 616-893-2341
Bldr Lic #2102165758 Exp 5/2025

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Removing existing materials down to brick walls on both floors		\$ 5,400.00	23
Framing Materials			
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Sub-Total HOME Costs		\$ 187,267.00	
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Porta jon		\$ 2,100.00	23
Permit		\$ 300.00	46
Sub-Total MISC. Costs		2,400.00	47
Total Costs		\$ 197,667.00	
Budget to be finalized with final selection			
Contracting Fee		\$23,720.04	
Total Front Fascade Project @ 12%		221,387.04	

Brent Slazell

February 16, 2021

Historic District Commission members:

I am going to be out of the office 2/17 – 2/22/2021 which is why I have sent out the agenda today. We are planning to meet at city hall for HDC meeting 2/23/2021 at 6:00 pm upstairs in the Grand River conference room.

Please let me know if you are unable to attend the meeting so we can confirm that we will have a quorum.

Thanks,

Lori Gerard
Deputy Treasurer
City of Lowell

Downtown Lowell Historic District

Certificate of Appropriateness

Date: December 6, 2019

Name: Brent Slagell

Address: 312 - 314 E Main

The Historic District Commission took the following action on your request:

Moved to: To approve with notice to proceed with demolition the southern block portion of the building at 312 – 314 E Main as presented at meeting 11/26/2019.

The approval/denial was based on the following:

Downtown Lowell Historic District Grant program

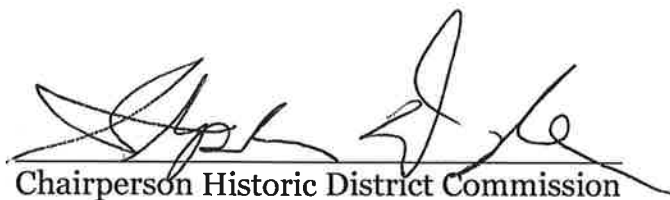
Secretary of the Interior Standards: #6

Design Guidelines:

Historic District Ordinance:

Application Approvals Expire After 12 Months

Signature:



Chairperson Historic District Commission

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

HDC Grant Monies

[illegible]

HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
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 10% grant of work
King Milling	222 W Main	\$ 20,000.00			\$ 165,835.02	exterior renovations for windows, masonry and paint to connect 222 W Main to 115 S Broadway CoFa 9/1/2020, \$20,000 given and another \$29,500 to be added pending LACF funds
Funds Committed		\$ 23,075.00				
Total Cash On hand		\$ 42,095.69				
Less Committed funds		\$ 23,075.00				
Total Available Grant Money		\$ 19,020.69				

From Parking Lot Looking West



Diekevers Roofing, Inc.

1058 Godfrey Ave. S.W.
Grand Rapids, MI 49503

616-452-3263 or 1-800-442-1241

Invoice

Date	Invoice #
6/1/2020	13049

Bill To
Pam Vitale P.616-490-0843 pvitale214@gmail.com

Job Site
Commercial Flat Roof 100 Main Street Lowell, MI. 49331

P.O. No.	Terms	Due Date	Project
	Net 30	6/1/2020	

Description	Qty	Rate	Amount
Roofed Area Approximately 60' x 70' : Tore off modified roofing materials down to the original roofing system. Removed all abandoned protrusions from roof and filled in with new decking. Installed one layer of 3/8 inch fan fold insulation mechanically fastened and staggered over complete roof. Re-roofed with 40 mil. Duro-Last pre-manufactured single ply membrane "white" (Energy Star Rated) Flashed walls and all protrusions with 40 mil. Duro-Last single ply membrane. Installed Duro-Last two way breather vents per manufacturers specifications. Installed new 24 gauge steel with a Kynar finish. Installed all necessary components of roofing system in strict accordance of the manufacturers specifications. Cleaned up and hauled away all exterior debris created by job. 15 year Duro-Last manufacturers warranty on labor and materials. Job Price		23,950.00	23,950.00

Scott Brown
making payments
to Diekevers
will notify when paid off
LAC

	Total	\$23,950.00
	Payments/Credits	-\$10,000.00
An additional 1.5% interest charge will be applied monthly after 30 days	Balance Due	\$13,950.00

Diekevers Roofing, Inc.
Established in 1968



1058 Godfrey SW
Grand Rapids, MI 49503
Phone: 616-452-3263 or 1-800-442-1241
Fax: 616-452-8990
E-mail: Diekeversroofing@sbcglobal.net

Proposal

Proposal submitted to: Scott Brown and Pam Vitale
P.616-490-0843
pvitale214@gmail.com

Date: 03-13-2020
Job Name: Commercial Flat Roof
Location: 100 Main Street
Lowell, MI. 49331

Roof Area Approximately 60' x 70' :

Tear off modified roofing materials down to the original roofing system.
Remove all abandoned protrusions and fill in with new decking.
Install one layer 3/8 inch **Duro-Last** fan-fold insulation mechanically fastened and staggered over complete area to be roofed.
Re-roof with 40 mil **Duro-Last** pre-manufactured single ply membrane "white" mechanically fastened system.
Flash walls and all protrusions with 40 mil **Duro-Last** single ply membrane (Energy Star Rated) system.
Install **Duro-Last** two way breather vents per manufacturers square foot specifications.
Install new 24 gauge steel with a Kynar finish.
Install all necessary components of roofing system in strict accordance of manufacturers specifications.
Clean up and haul away all exterior debris created by job.

Job Price: \$23,950.00

15 year Duro-Last manufacturers warranty on labor and materials. Once completed a Duro-Last representative will inspect entire roof and issue warranty.

- Note: Any necessary carpentry or rotten deck repair will be \$2.50 per Sq. Ft.



We Propose hereby, to furnish material and labor in complete accordance with above specifications, for the sum of:
Twenty Three Thousand Nine Hundred Fifty Dollars (\$23,950.00)

Payment to be made as follows: \$10,000.00 down and the remainder can be paid in 12-24 interest free monthly payments.

All 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 strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Diekevers Roofing Inc. 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.

This proposal may be withdrawn by us if not accepted within 60 days.

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.

Date of Acceptance

SB

Authorized
Signature

B. Frank Diekevers or Bernard Diekevers

Signature

Scott Brown

Signature

Our Mission: Always providing the highest standards in roofing for commercial & residential customers since 1968

Downtown Lowell Historic District

Certificate of Appropriateness

Date: 2/21/2017

Name: Amber Rau

Address: 216 W Main

The Historic District Commission determined that no vote was needed for the following action on your request:

Moved to: Approve the signage on existing awning and store front window as presented in permit application dated 8/19/2020.

The approval/denial was based on the following:

Secretary of the Interior Standards: #6

Design Guidelines:

Historic District Ordinance:

Application Approvals Expire After 12 Months

Signature:

Chairperson Historic District Commission

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

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: 216 W Main St. Date: 8-19-2020

2. Applicant's Name and Address: Amber Han
5026 Gahan Mockford

3. Applicant's phone: 616 835-2927

4. Property Owner's Name: Pete Gault

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)

Just changed white vinyl sign
for another one same size similar font
on previous canvas / (8 ft by 5 ft black) font
vinyl on lower window for services / hours / phone

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 X

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 _____ Completion 8-19

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

Already
existing

Application approval EXPIRE after 12 months.

14. Applicant's signature: [Signature] Date 8-19-2020

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



Grace

salon & facial bar

Hours

Monday 9am-8pm
Tuesday 9am-8pm
Wednesday 9am-8pm
Thursday 9am-8pm
Friday 9am-7pm
Saturday 8am-2pm
Sunday Closed

616-987-3085



