



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, FEBRUARY 22, 2022 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 28, 2021 – minutes
5. PERMIT APPLICATIONS
 - a. 325 W Main – front steps
 - b. Main Street bridges – planter boxes
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. 101 W Main – BGR Investments LLC – exterior renovations
9. OLD BUSINESS
 - a. HDC Orientation session – postponed till later date
10. NEW BUSINESS
 - a. 2022 HDC meeting schedule
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, September 28, 2021 at 6:00 P.M.

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

The Meeting was called to order at 6:03 p.m. by Chairman Doyle and Lori Gerard called roll.

Present: Steve Doyle, Ardis Barber, Julie DeVoe, Lisa Plank and Jake Davenport

Absent: none

Also Present: Eric Springer, Greg Canfield and Lori Gerard

2. APPROVAL OF THE AGENDA

IT WAS MOVED BY DAVENPORT and seconded by BARBER to approve the agenda as written

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY BARBER and seconded by DAVENPORT to approve the minutes of July 27, 2021 as written.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

4. PERMIT APPLICATION

- a. 309 E Main – Eric Springer of Brookstone Investments presented a permit application for signage for the front of his building. Sign will be 8.75" x 15.5" with painted dimensional acrylic letters flush mounted to the building. It was noted that the city has approved the signage also. DeVoe stated it is a classy look and the paint colors have really made it jump out.

IT WAS MOVED BY DEVOE and seconded by DAVENPORT to approved signage as submitted for 309 E Main.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

5. GRANT APPLICATIONS

- a. 123 W Main – Greg Canfield presented his grant application for replacement and the addition of windows and doors. Chairman Doyle noted that this work was approved at a meeting earlier this spring. Canfield stated that the windows are a clear, Low-E glass with a narrow black trim. Doors are expected to arrive mid-December. It was also mentioned that a heated sidewalk system was being added from the Main Street Inn west to the restaurant. Canfield stated the view inside will be a spectacular view of Lowell.

IT WAS MOVED BY BARBER and seconded by DEVOE to approved a 30% grant for windows and doors based on work of \$18,439. Grant not to exceed \$5531. Deadline is January 1, 2022.

YES: 5 NO: 0 ABSENT: 0 MOTION: CARRIED

6. PROJECT UPDATES.

- a. 96-100 W main – Scott Brown - roof completed, waiting for paid invoice
- b. 222 W Main – King Milling – exterior renovations
- c. 101 W Main – BGR Investments LLC - exterior renovation
- d. 214 E Main – GR Alpha Rentals –windows and fire escape removal

Lisa Plank stated that the Museum needs some work on the porch and some painting. It was also mentioned that city hall needs some work on the trim.

7. OLD BUSINESS.

None.

8. NEW BUSINESS.

Chairman Doyle welcomed new board member Lisa Plank who is filling a vacancy left by Nancy Wood. Doyle stated how much the HDC appreciated Nancy and her dedication to the City of Lowell all these years. She served as city clerk as well as on other boards and committees in town. She will be greatly missed.

Chairman Doyle note that we will try to plan an orientation session for some time in January 2022.

9. PUBLIC COMMENTS

None

IT WAS MOVED BY BARBER and seconded by DAVENPORT to adjourn at 6:34 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: 325 WEST MAIN Date: 2/15/2022
2. Applicant's Name and Address: CITY OF LOWELL
LOWELL AREA HISTORIC MUSEUM
3. Applicant's phone: 616/897-8457
4. Property Owner's Name: CITY OF LOWELL
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 EXISTING FRONT STEPS AND PORCH.
REPLACE WITH WOODEN STAIRWAY AND PORCH
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 _____
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 7/2022 completion ?
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature:  Date 2/15/2022

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

NOTE SET ALL FOOTINGS ON CLEAN COMPACTED FILL

- FOOTING SCHEDULE -

NOT TO SCALE

1 SOUTH ELEVATION
A1-1 SCALE: 3/8" = 1' - 0"

3 PORCH SECTION
SCALE: 1/2" = 1'-0"

6 PORCH / STAIR CONNECTION
A1-2 SCALE: 1/2" = 1' - 0"

8 PORCH SECTION
SCALE: 1/2" = 1' - 0"

4 PORCH AT EXISTING BUILDING
AI-2 SCALE: 1/2" = 1' - 0"

*** NOTE ***

1. ALL CONCRETE TO BE 3500 PSI MINIMUM.
2. ALL LUMBER EXPOSED TO WEATHER OR DAMP / MOST CONDITIONS TO BE PRESERVE TREATED.
3. ALL LUMBER BELOW GRADE OR CONTACTING SOILS TO BE PRESURE TREATED, EARTH CONTACT RATED.
4. ALL FASTENERS, BRACKETES, CLIPS, BOLTS, WASHERS, NAILS, SCREWS, STRAPS, ETC. TO BE HOT DIP GALVANIZED OR TREATED TO MEET WOOD PRESERVATIVE STANDARDS.

9 STAIR SECTION
SCALE: 1/2"=1'-0"

10 LATTICE DETAIL
AI-3 NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
-05 JUNE 2019 -

PROJECT: MIL
SHEET NUMBER:
A1-2

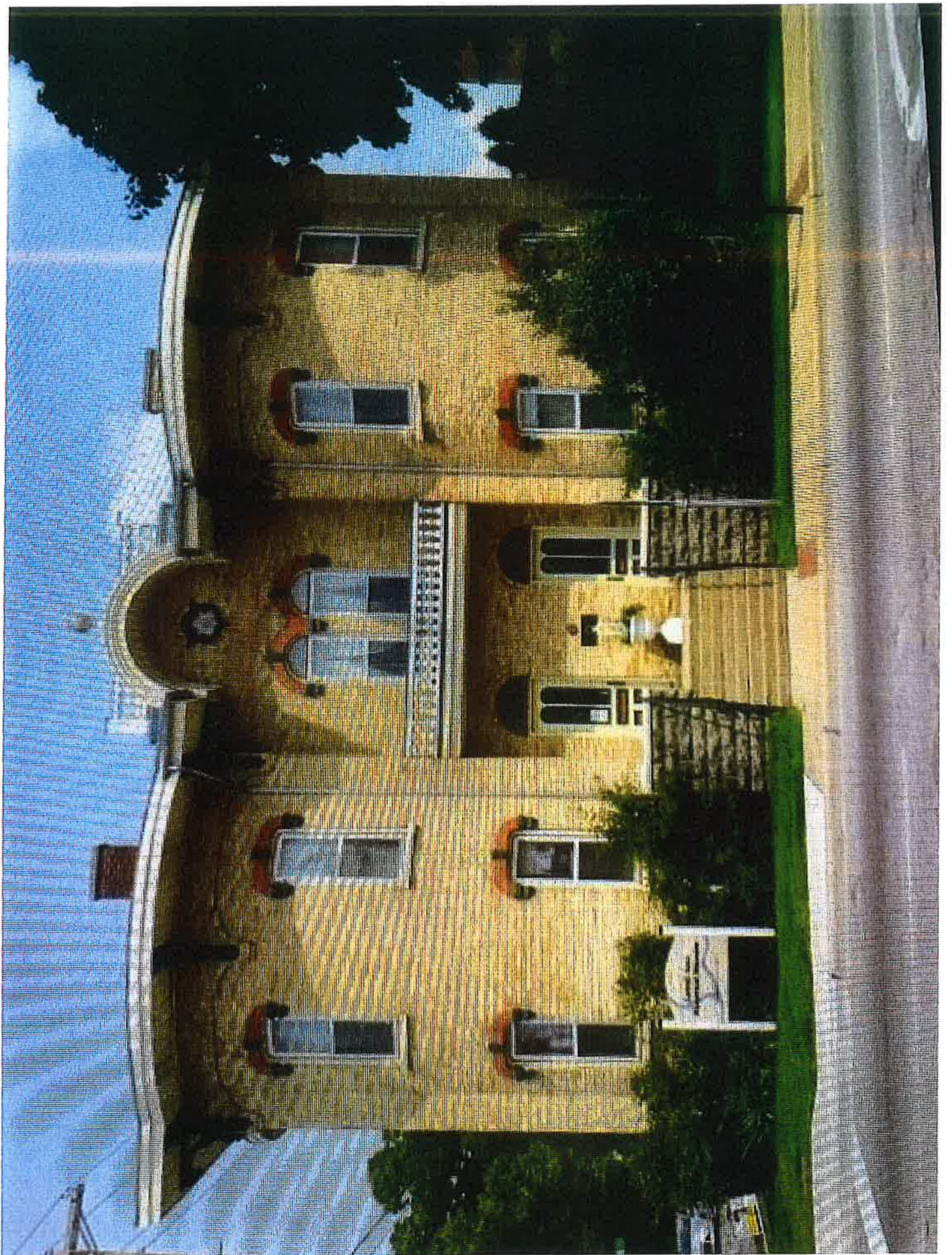
• CONTACT 2020 NUMBER: 18.1, NEW APPROACHES •

2019-20

MICHAEL R. LYNCH, ARCHITECT
6220 CEDAR RUN NORTHEAST
WVA MICHIGAN 49301 616.822.0595

LOWELL AREA HISTORICAL MUSEUM
325 WEST MAIN STREET

- [illegible]







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: MAIN ST @ FLAT RIVER Date: 2/15/2022
2. Applicant's Name and Address: CITY OF LOWELL - PUBLIC WORKS
FOR LOWELL SHOWBOAT GARDEN CLUB
3. Applicant's phone: 616/897-8457
4. Property Owner's Name: CITY OF LOWELL - MDOT
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) INSTALLATION OF METAL PLANTER BOXES ALONG RAIL
OF BRIDGES OVER FLAT RIVER. LOWELL SHOWBOAT GARDEN
CLUB WILL PLANT FLOWERS & MAINTAIN BOXES
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 5/1 Completion —
14. Additional Local, County, State or Federal permits may be required.

Application approvals **EXPIRE** after 12 months.

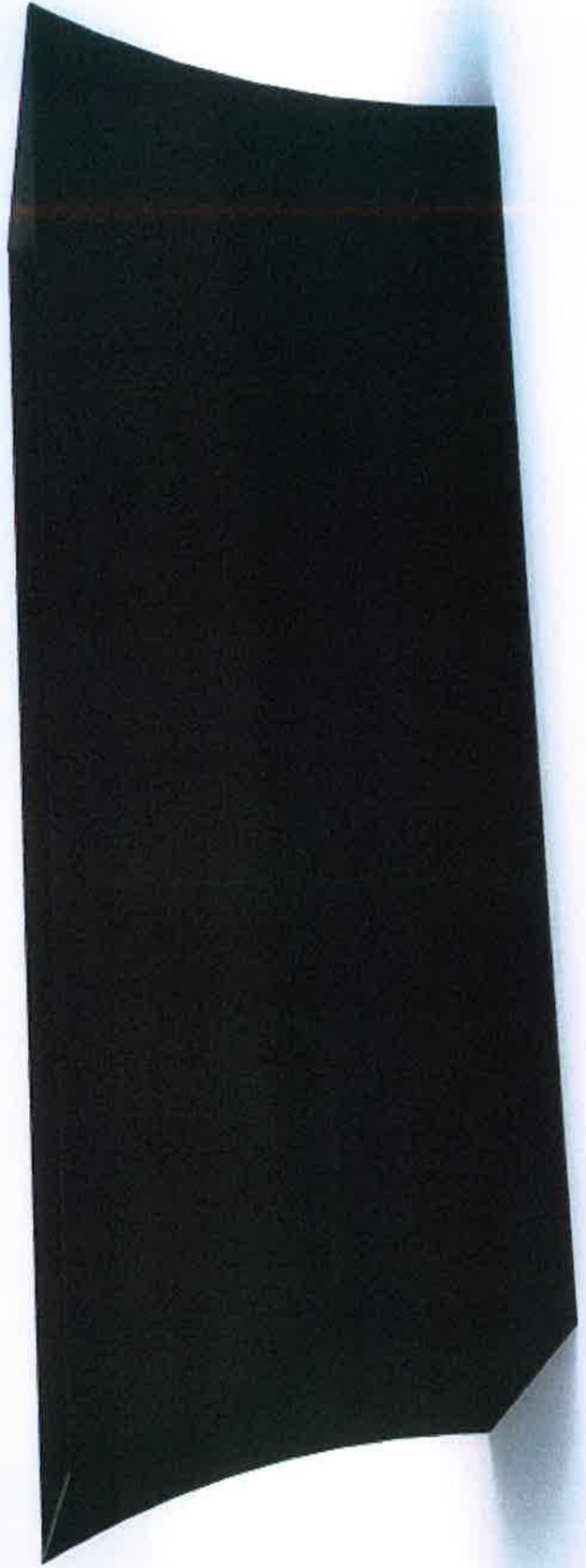
14. Applicant's signature: [Signature] Date 2/15/2022

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

METAL PLANTER BOX
CONSTRUCTED BY
LYNCH METAL FABRICATION

APPROX. DIMENSIONS
42" L x 15" H x 12" D

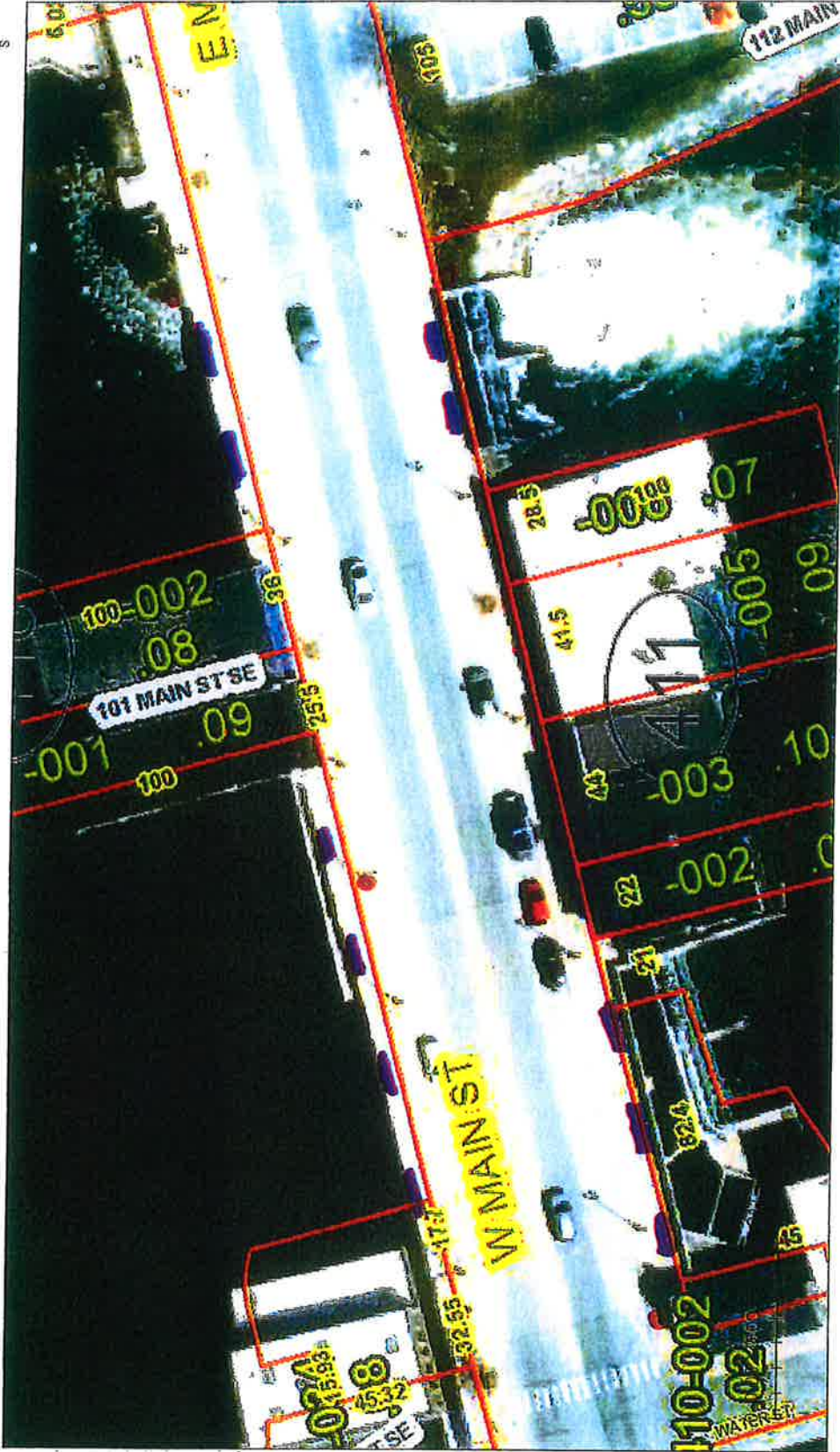
COLOR: BLACK



MAIN STREET BRIDGES FOR BOXES



Proposed
= ASME Box
Existing
= Elevation



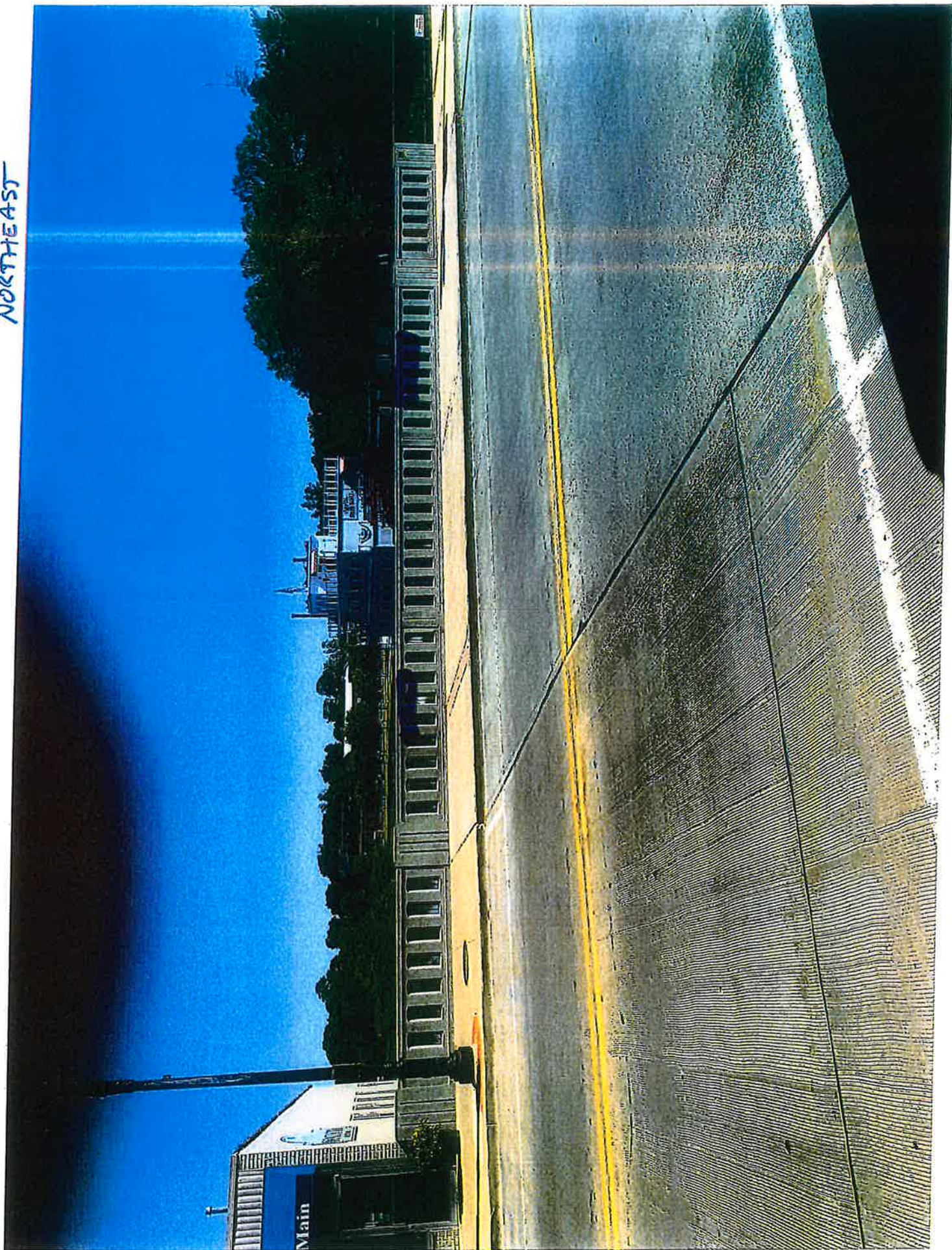
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NORTHEAST



SOUTHEAST

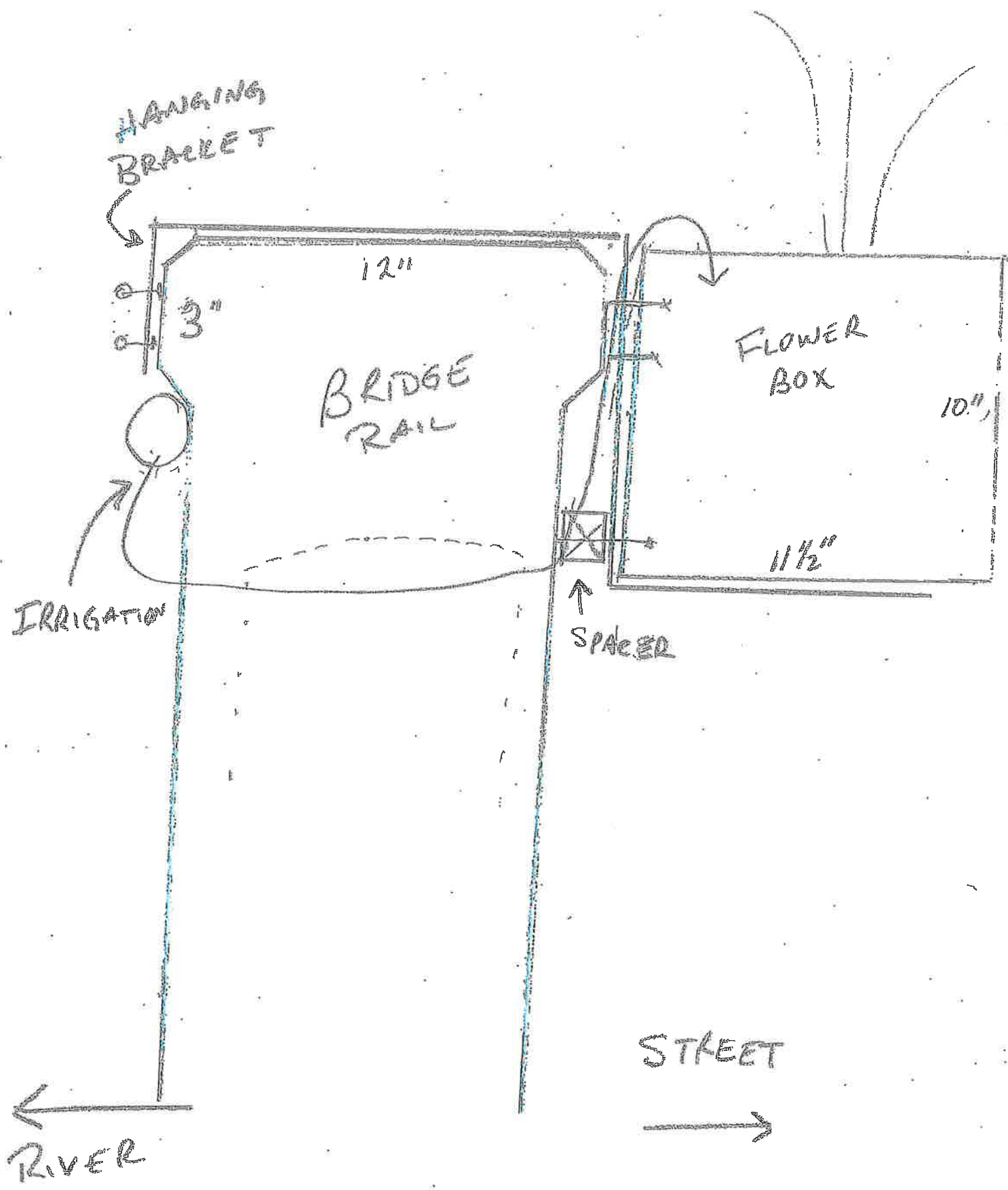


NORTHWEST #1



NORTHWEST #2





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>
Jill Greenop	214 E Main	\$ 1,023.00			Ck# 73660 11/22/2019	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) 30% grant
HDC Grant Monies		\$	\$ 25,000.00		12/4/2019	April grant 2019
Interest				\$ 33.03	10/31/2019	
Springrove 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 ono 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						
TAK Main Street LLC /Dollar General	413 E Main	\$				\$42,095.69 balanced 1/22/2021
HDC Grant Monies		\$	\$ 60,000.00		2/28/2021	December 2020 gant award
Interest			\$ 66.71		6/30/2021	2900 sf East addition - doesn't qualify for grant 2/23/2021 HDC meeting
Interest			\$ 3.43		6/30/2021	
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
Interest						
Alpha GR Rentals	214 E Main	\$ 460.00			ck#76224 9/28/2021	CofA 7/27/2021 roof repair materials - work being done by owner based on \$1534
Alpha GR Rentals	214 E Main	\$ 10,048.00			Ck #76527 12/3/2021	C of A 5/25/2021 -remove fire escape, add Juliet balcony on back, 4 windows (lower1) add window above door on back 30% + \$2000 based on work of \$26829.39
Eric Springer Brookstone Investments	309 E Main	\$ 2,670.00			Ck#76588 12/16/2021	CofA 7/27/2021 - roof 15% grant based on work of \$20656 repairs, 30% grant for painting, awning work based on work of \$6261 Paid roof \$9400 15% and paint \$4200 30%
Year end balanced 2020						
\$87,907.83 balanced 1/1/2022						

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>
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[illegible]

Lori Gerard

From: Brent Slagell <brentslagell@bigboilerbrewing.com>
Sent: Monday, December 27, 2021 9:35 AM
To: Lori Gerard
Subject: 6 month extension

Lori,

The nature of these CRP grants requires me to request a 6 month extension on the façade grant for 101 W. Main. The project is under construction but won't be completed until late May based on our current projection. Thank you.

Brent Slagell

Big Boiler Brewing
Hophog
Rio Plano
BGR Investments
ZPS Investments
The Boiler Group
BSJ Group



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085
www.lowellmi.gov

Lowell Historic District Commission

2022 Schedule

Meetings will be held on the fourth Tuesday of each month at 6:00 pm
City Hall, Flat River conference room.

Regular Meeting Dates

January	25
February	23
March	2
April	26
May	24
June	28
July	26
August	23
September	27
October	25
November	22
December	No Meeting