



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, FEBRUARY 23, 2016

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL; ELECTION OF CHAIRMAN
2. APPROVAL OF THE AGENDA
3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. January 26, 2016 – minutes of regular meeting
4. PERMIT APPLICATIONS
 - a. 318 E Main – Brent Slagell – exterior renovations
5. PROJECT UPDATES
 - a. 221 & 223 W Main- painting
 - b. 106 W Main – structural repairs
 - c. 219 E Main – door replacement
6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

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

**PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL**

Tuesday, January 26, 2016 at 6:00 P.M.

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

The Meeting was called to order at 7:03 p.m. by Steve Doyle and Lori Gerard called the roll.

Present: Ardis Barber, Nancy Wood, Todd Cooper and Chairman Steve Doyle

Absent: Brian McLane

Also Present: Mark Batchelor, Brent Slagell and Lori Gerard

2. ELECTION OF CHAIRMAN

IT WAS MOVED BY BARBER and supported by WOOD to approve Stephen Doyle as HDC chairman for 2016.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

3. APPROVAL OF THE AGENDA

IT WAS MOVED COOPER and supported by WOOD to approve the agenda as submitted.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY BARBER and supported by COOPER to approve the minutes of November 24, 2015 as written.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

5. PERMIT APPLICATION:

a. **210 E Main – Main Street Development of Lowell – grant application**

This item has been tabled from the last 2 meeting. Work has been completed and commission is not sure what action can be done on this.

b. **219 E Main – Flat River Development Property – door replacement**

Mark Batchelor submitted an application for replacement of a door in the back alley for the upstairs apartment tenants. Door will be a six panel, steel door with a wood frame.

IT WAS MOVED BY COOPER and supported by BARBER to approve replacement of a door for the back entrance at 219 E. Main.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

Discussion was made on the ability of the commission to be able to at times consider grants with only one bid due special circumstances. Small projects are difficult to get a contractor to bid on.

ITW AS MOVED BY BARBER and supported by WOODS to approve that consideration will be given to projects under \$1500 when only one bid is submitted.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

This will now be added as #20 to the Grant Conditions.

Grant application for 219 E Main was also submitted.

IT WAS MOVE BY COOPER and supported by BARBER to approve a 30% grant based on quote of \$1400. Grant is not to exceed \$420. Deadline will be 4/15/2016.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

6. **PROJECT UPDATES.**

a. **212 & 223 W Main – paint and roof**

Extension has been given until 6/1/2016 on this project.

b. **207-209-211 W Main – painting**

Painting completed just waiting on paid receipts to be submitted.

106 W Main – structure repair/deck

Deadline for project is 5/15/2016

7. **OLD BUSINESS.**

None.

8. **NEW BUSINESS.**

Brent Slagell owner of 318 E Main presented his project for Big Boiler Brewery. He wanted to get input from the HDC regarding what qualified for grants. Exterior changes to be made will include: doors, windows, painting, roof and brick work. He is also working on State and other local grants for this project.

Slagell noted he would get bids for the exterior renovations and submit for the next HDC meeting on February 23, 2016.

9. **PUBLIC COMMENTS.**

None.

IT WAS MOVED BY COOPER and supported by WOOD to adjourn at 7:00 p.m.

MARK	DESCRIPTION
1	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON BOTH SIDES. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
2	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
3	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
4	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
5	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
6	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
7	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.

NOTES:

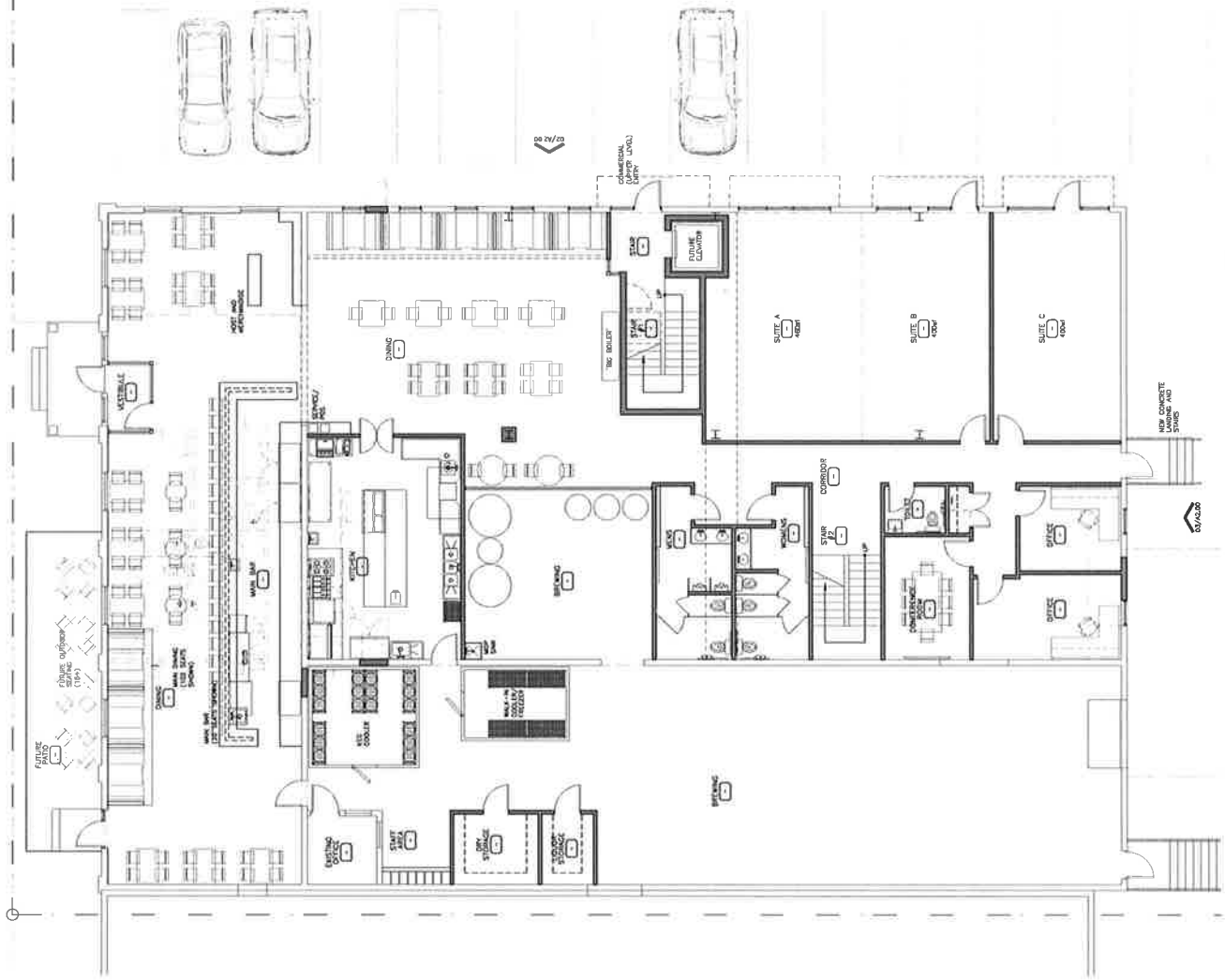
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
- PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.

MARK	DESCRIPTION
1	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON BOTH SIDES. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
2	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
3	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
4	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
5	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
6	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.
7	2" x 4" CMU WALLS WITH 2" EPS INSULATION ON ONE SIDE. PROVIDE SOUND ATTENUATION AND RESISTANCE TO AIR, WATER AND SOUND PENETRATION.

WALL LEGEND

- 1" x 4" CMU WALLS - SEE WALL TYPE SCHEDULE
- 2" x 4" CMU WALLS - SEE WALL TYPE SCHEDULE
- CONCRETE/STRUCTURAL ELEMENTS
- ELEMENTS TO BE FINISHED

8/1/2020



NOT FOR CONSTRUCTION

Big Boiler Brewing Company
318 East Main Street
Lowell, Michigan

Big Boiler Brewing
11000 Grandview Ave
Lowell, Michigan 49756
734.782.1100
www.bigboilermichigan.com

CONCEPT FLOOR PLAN

DATE: 8/1/2020
SCALE: 1/8" = 1'-0"

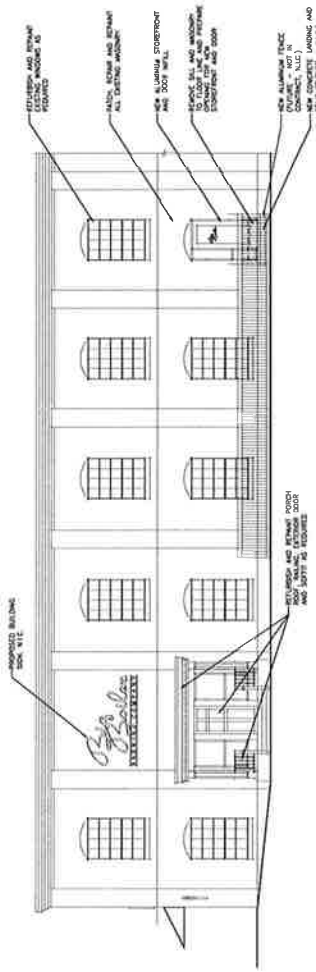
A1.00

01. FLOOR PLAN
SCALE: 1/8" = 1'-0"

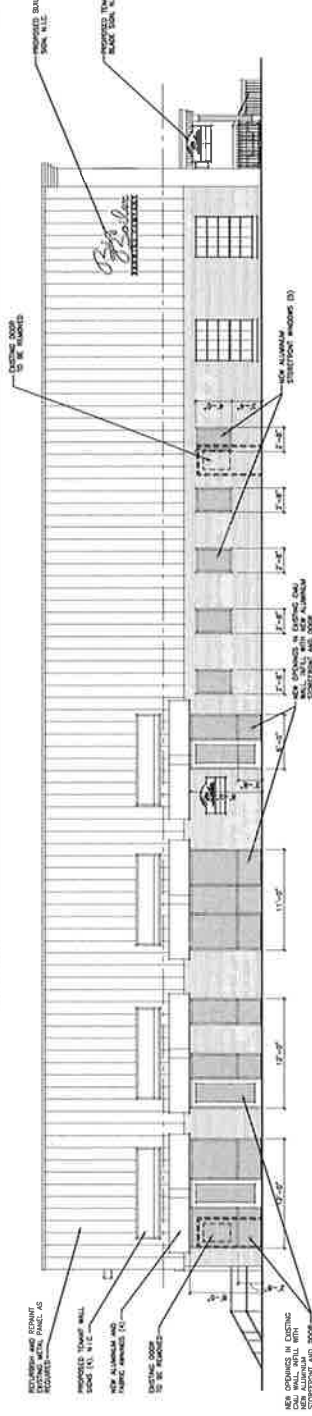
EXTERIOR MATERIAL SPECIFICATIONS
 MATERIALS SUPPLIERS AND CONTACT INFORMATION:
 Aluminum and Glass: ...
 Doors: ...
 Windows: ...
 Siding: ...
 Trim: ...
 Paint: ...
 Specialty: ...

FACADE IMPROVEMENTS SUMMARY

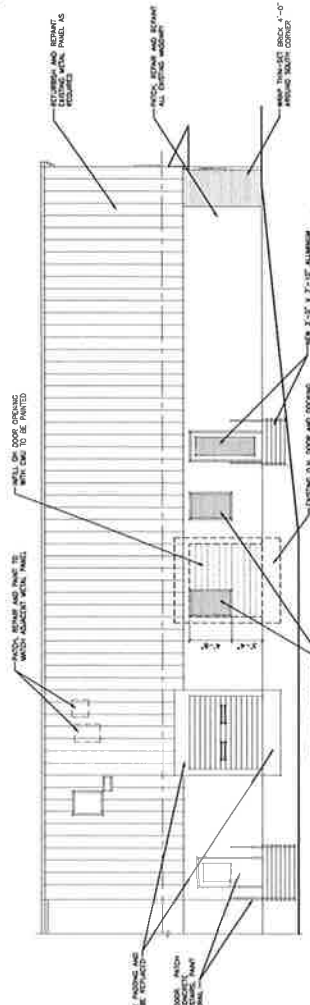
- REPAIR AND REFINISH EXISTING WINDOWS AS REQUIRED
- PATCH, REPAIR AND REFINISH ALL EXISTING MASONRY
- NEW ALUMINUM WINDOW SILLS AND DOORS AS NOTED
- REPAIR AND REFINISH EXISTING ROOF LIGHTS AND GLASS
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED
- NEW TRIM WALL AND BLACK DOORS AS NOTED



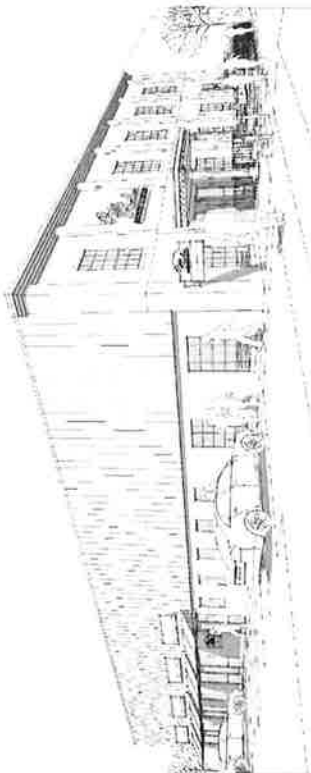
01 NORTH ELEVATION
 SCALE 1/4" = 1'-0"



02 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



03 EAST ELEVATION
 SCALE 1/4" = 1'-0"



04 PERSPECTIVE FROM NE
 SCALE 3/16" = 1'-0"

f2 **Stiller Corp**
 1100 N. Main Street
 Lowell, Michigan 49458
 Phone: 268-1111
 Fax: 268-1112
 Website: www.f2stiller.com

PROJECT NO: 1715
 DRAWING NO: 01
 SHEET NO: 01 OF 01
 DATE: 10/15/17

A2.00

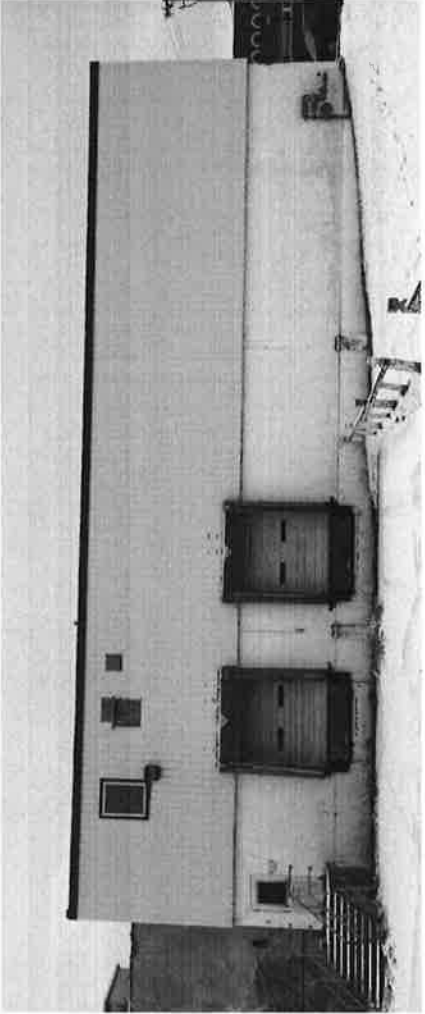
No.	Date	Issue



01 - EXISTING NORTH ELEVATION PHOTO
 SCALE N/A



02 - EXISTING EAST ELEVATION PHOTO
 SCALE N/A



03 - EXISTING SOUTH ELEVATION PHOTO
 SCALE N/A

Lori Gerard

From: Brent Slagell <brentslagell@sbcglobal.net>
Sent: Friday, February 19, 2016 2:19 PM
To: Lori Gerard
Subject: Re: HDC meeting
Attachments: Bowne Facade Bid.tif; 160209_Boiler Facade Preliminary Pricing.pdf

Lori,

Attached are the prints and the first bid for the facade work. I won't have the second bid until probably Monday or Tuesday before the meeting. Thanks.

Brent

On Friday, February 19, 2016 8:31 AM, Lori Gerard <lgerard@ci.lowell.mi.us> wrote:

Brent,

Will you have any items for the HDC meeting Tuesday Feb 23? I am sending out agenda today and could include them in the packet. Please let me know.

Lori Gerard

City of Lowell

Deputy Treasurer

(p)616.897.8457

(f)616-897-4085

lgerard@ci.lowell.mi.us

The following must be completed in full. If not all items are applicable to your work, approved exterior work only.

BID #1

Bid #1 Total Cost \$ 78,447⁰⁰

Name of Contractor(s) BOWNE CONSTRUCTION CORPORATION

Description of

Work LOWE'S AND REPAIRS/REMODEL BUILDING ADD
CONCRETE FLOOR BRICKWORK BRICK AND TILE, ALUMINUM DOORS
AND WINDOWS, TOUCH UP MOLDING JOINTS WHERE REQUIRED,
INSTALL EXTERIOR FINISH/PAINT/STAIN AND MAINTENANCE
SHEETS

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

Windows	\$ <u>25370⁰⁰</u>	Brickwork	\$ <u>3071⁰⁰</u>
Doors	\$ <u>11405⁰⁰</u>	Metal work	\$ <u>16446⁰⁰</u>
Paint	\$ <u>10,727⁰⁰</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ <u>7451⁰⁰</u>	Concrete work	\$ <u>6014⁰⁰</u>
Lighting	\$ <u>1719⁰⁰</u>	Structural work	\$ <u>4062⁰⁰</u>
Other	\$ _____	Other	\$ _____

Quantity of Windows 15 Location of Windows circle: North - South - East - West.
 Location by floor circle: First Floor - Second Floor - Third Floor.
 Window Manufacturer Vista Wall Window Model number NA - Custom

Quantity of Doors 6 Location of Doors circle: North - South - East - West.
 Location by floor circle: First Floor - Second Floor - Third Floor.
 Door Manufacturer Vistawall Door Model number NA - Custom

Include with **Bid #1** 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>
All Weather Seal interest	319 E Main	\$ 1,542.00		\$ 4.63	Clk #62611 1/30/2013	C of A 10/23/2012 work of \$5141 30% grant - 2 window & 1 door awning
interest				\$ 8.19	4/30/2013	
HDC Grant Monies			\$ 50,000.00		2/28/2014	LACF
Architectural Building Resoration	219 & 307 E Main	\$ 2,100.00			6/20/2014	
Doug Folsom interest	216 E Main	\$ 1,723.00		\$ 31.05	1/12/2015 Ck# 65690	C of A 9/23/2014 for work \$5742 30% grant - repair on east brick wall
CW Pals Inc. DBA Larkins Restaurant	315 W. Main	\$ 9,700.00			1/31/2015	
City of Lowell interest	301 E. Main	\$ 9,200.00		\$ 9.01	ck# 66161 4/30/15	CofA 1/6/2015 for work \$32,138 30% grant brick repair, mortar, roof
interest				\$ 16.05	ck#66238 5/28/2015	C of A 7/22/2014 for work \$11,500 80% grant-wood repair & replacement , cauld scrape & paint 1st floor
City of Lowell - Historic Museum	325 W Main	\$ 157.00			CK#66504 7/23/15	glass replacement 3 windows Work \$525 on public museum bldg
Main St Development of Lowell	210 E Main	\$ 3,750.00			CK#66704 9/2/2015	CofA 6/25/15 - 50% grant of \$7500 painting 3 colors
City of Lowell	301 E Main	\$ 516.00			CK#66946 10/29/2015	30% grant for awning replacement work of \$1720
Sue Pixley	206 E Main	\$ 900.00			CK#66972 10/29/2015	CofA 6/25/15 - 50% grant of \$4750 (final work only \$1800) painting
Lowell Main Street Condo Assoc	198-212 W Main	\$ 5,000.00			CK# 66968 10/29/2015	Cof A 6/25/15 -50% grant of \$13,910 max of \$5000-tuckpointing
HDC Grant Monies			\$ 50,000.00		11/23/2015	LACF
Lowell Arts	221& 223 W Main	\$ 11,347.00			CK #67278 1/8/16	CofA 6/25/15 5% grant of \$53,482 changed to 20% of \$56730 11/2015 - roof
Main St Development of Lowell	210 E Main	\$ 1,754.00			CK #67281 1/8/16	CofA 6/25/15 - 30% grant of \$5847- stone front & glass removal

HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
Lowell Arts	221 & 223 W Main	\$ 18,000.00	10/1/2015	6/1/2016	brick replacement, repair, paint	C fo A 4/28/15 for work \$60,000 30% grant
Jack Reedy	106 W Main	\$ 9,740.00	5/15/2016		structural repairs and replacement of deck	C of A 11/24/15 work \$32,467 30% grant
Flat River Development Properties	219 E Main	\$ 420.00	4/15/2016		door replacement	C of A 1/26/16 for work \$1400 3 0% grant
Funds Committed		\$ 28,160.00				
Total Cash On hand		\$ 64,335.48				
Less Committed funds		\$ 28,160.00				
Total Available Grant Money		\$ 36,175.48				