

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, December 20, 2016 at 6:00 P.M.

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

The Meeting was called to order at 6:05 p.m. by Steve Doyle and Lori Gerard called the roll.

Present: Todd Cooper, Nancy Wood and Chairman Steve Doyle

Absent: Ardis Barber and Brian McLane

Also Present: Jeff Phillips, Heather Palcowski, Greg Canfield and Lori Gerard

2. APPROVAL OF THE AGENDA

IT WAS BY MOVED COOPER and supported by WOOD to approve the agenda as written

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY WOOD and supported by COOPER to approve the minutes of October 25, 2016 as written.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

4. PERMIT APPLICATION

Since the owner at 306 E Main was not present this item will be moved to last item under permit applications.

a. 312 E Main – windows and door

Greg Canfield owner of 312 E Main presented his application to replace 8 windows and 1 door. Windows will be all on first floor on north elevation and fit into existing openings. The 4th window from the east will be replaced with an entrance door with transom above. Bricks will be removed at the bottom of window to accommodate door. Windows will be Weather Shield 12 over 8, double hung, aluminum clad with muntin

bars. Canfield noted these are the same windows as on the Main Street Inn and the Main Street BBQ building. Canfield stated that this space is going to be a furniture store that plans to open March 1.

IT WAS MOVED BY COOPER and supported by WOOD to approve the 8 windows and 1 door for 312 E Main as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

A grant application for the windows and doors was also presented.

IT WAS MOVED BY WOOD and supported by COOPER to approve a 30% grant based on a bid of \$17,465. Grant is not to exceed \$5240. Deadline is March 1, 2017.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

b. 312 E Main – signage

Heather Palcowski presented an application for signage for Mi Hometown Furnishings. She and her husband Ken will be owners of this new furniture store. Palcowski stated that the lettering for the signage will be raised white letters and the outline of the state of Michigan will be painted on the building in blue.

IT WAS MOVED BY COOPER and supported by WOOD to approve the signage for 312 E. Main pending city sign approval.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

c. 306 E. Main – building addition

An application for the construction of a post frame building that will be added to the existing block building at 120 S. Monroe was presented. This building serves as a warehouse for the Granite Company. Addition is to be constructed by Morton Buildings, Inc. Building will be 80' x 42' Hi-Rib steel that will match the existing Granite Company color. Block building will be re-roofed and painted to match new addition. Two overhead 12' x 12' doors will also be installed on the west and south side. These doors will look like old carriage house doors.

Chairman Doyle noted that this block building was considered a non-contributing building when the historic district was formed.

IT WAS MOVED BY COOPER and supported by WOOD to approve the new addition on an existing building at 120 S Monroe as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

5. PROJECT UPDATES.

a. 212 & 223 W Main – door and window replacement

Project is mostly complete waiting on paid invoices from Lowell Arts.

b. 318 E. Main – exterior renovations

Gerard was in contact with Brent Slagell and all the paperwork has been accepted and loan closed. He would like an extension until July 1, 2017 since weather is now a factor for exterior renovations and painting.

It was by consensus to allow an extension until July 1, 2017.

6. OLD BUSINESS.

None.

7. NEW BUSINESS.

The 2017 Historic District Commission meeting date schedule was presented.

IT WAS MOVED BY WOOD and supported by COOPER to approve the 2017 meeting schedule as presented.

YES: 3 NO: 0 ABSENT: 2 MOTION CARRIED

8. PUBLIC COMMENTS.

None.

IT WAS MOVED BY COOPER and supported by WOOD to adjourn at 6:55 p.m.

Respectfully submitted
Lori A. Gerard