

MINUTES FOR the REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
WEDNESDAY, APRIL 15, 2015, 6:00 p.m.  
COUNCIL CHAMBERS

**MEETING CALLED TO ORDER** at 6:01 pm by Chairman Newman.

**ROLL CALL** was taken by Recording Secretary Marty Stinson.

**PRESENT:** Chairman Scott Newman; Vice-Chairman Vincent Gonyou; Commissioners Lance Omer, Matthew Van Epps and Gary Wilson.

**ABSENT:** Commissioner Phillip Hathaway; vacancy.

**OTHERS IN ATTENDANCE:** Mr. Josh Adams, Owosso Main Street Manager; Ms. Susan Montenegro, Assistant City Manager / Director of Community Development; Mr. Adam Voss, Smith & Voss, 112 W. Main Street; and Mr. Robert Dedic, 202 W. Exchange Street.

**AGENDA APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Omer to approve the agenda for April 15, 2015 as presented.**  
**Yeas all. Motion was passed.**

**MINUTES APPROVAL: Motion by Commissioner Van Epps, supported by Commissioner Gonyou to approve the minutes of the meeting for November 19, 2014 as presented.**  
**Yeas all. Motion was passed.**

**Communications:**

1. Staff Memorandum
2. Meeting minutes of November 19, 2014

**Public / Commission Comments:** None

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

**1) 112 W. Main St. – Sign Application**

Mr. Adam Voss (one of the owners of this business) was in attendance. The Mootzie sign is still in place with his vinyl sign stretched over it which is intended to be temporary. He is waiting for Don Marrah to remove the Mootzie sign before they can put up their permanent sign. He is preparing to purchase his sign. When he gets the materials for the sign, they will remove their sign and Mootzie's lettering, and attach to the sign with white and gold letters.

Mr. Voss said the new sign would have 19" raised letters. When the temperature is above 70 degrees, he will stretch out the current sign to remove the wrinkles.

Commissioner Wilson noted that the Commission suggests that the material should be wood or metal; not plastic. The light should come from the exterior, but not the interior. We have no control over written content.

**Motion by Commissioner Van Epps supported by Commissioner Omer that the Owosso Downtown Historic District Commission grant Smith & Voss a Notice to Proceed at 112 W. Main Street with authority for a temporary sign not to exceed six months with an option to come back and renew.**

**Yeas all. Motion carried.**

Mr. Voss stated that when he comes back in four to six months he will show them materials, size, and lighting. Discussion followed about lighting from behind and the perimeter.

## **2. 202 W. Exchange Street – Parge Application**

Mr. Robert Dedic, building owner, was in attendance. He had been to other meetings about façade changes. He had also spoken with Mr. Adam Zettel and didn't get a clear answer about blasting or stripping, so he decided to put on textured paint.

Chairman Newman said that parge is like a cement that is spread over the bricks. Mr. Dedic said it was rolled on. The brick was not real good at the top of the building. Brick was coming apart. He wanted to paint it a taupe color. It is a thick looking paint and was applied with a textured roller with nap. Commissioner Wilson was online and said the product is described as a stucco wall system.

Mr. Dedic said you can still see the lines of the brick through it. Mr. Wilson said it obscures the original façade. You should have come before this Commission before the application was made.

Mr. Dedic said he talked to Mr. Zettel and asked what can I do. Paint? He decided to use a thick paint to bury the nasty brick. I asked Mr. Zettel about blasting or stripping. He said that the chemicals going down in the water system was a problem. We just didn't talk about it anymore. I just thought I'm going to put something on it because it was needed.

The Commission agreed that he doesn't qualify for a façade grant any longer. Commissioner Van Epps said that we have denied others who didn't fit the criteria. You have put us in a bad position. I guess I'd like to see what other proposals exist. This is probably incredibly impossible to remove. We could request that you remove all the brick, but that's incredibly punitive or we can ask you to put on another façade.

Commissioner Wilson asked if we still have other façade consultations through SHPO. Mr. Josh Adams, Owosso Main Street Manager, said yes they are coming out to look at the J&S Firestone building. Maybe they can look at this building to see what could be acceptable to the standards.

Mr. Dedic asked what about the Sobak building. Commissioner Van Epps responded that they came to us just as we began. There was no façade and it was a noncontributing building. Yours is a contributing building. We don't want to make an example out of you, nor do we want to let it pass as an open invitation for anyone to plead innocent and be allowed to violate the standards.

Chairman Newman noted that we have a contributing building with irreparable damage to 100 year old brick. Now we are not able to remove it. Maybe we can reach out to the manufacturer of the parge to see what they recommend. Per Commissioner Wilson, you have to remove all the mortar down 1.5 inches which Mr. Dedic didn't do.

Chairman Newman said as a Commission, we can pass the matter on to a city attorney which results in a fine up to \$5,000; plus a requirement that the bricks be put back to restoration. We hope that we all want what is best for the historic building. He really likes the idea of contacting the manufacturer about its removal. He would like keep it within the Commission.

Mr. Dedic doesn't want to do this alone. He wants the help of the Commission. Chairman Newman asked him if he picked the material. Yes, Mr. Dedic did.

**Motion by Commissioner Wilson, supported by Commissioner Van Epps to postpone any action by the Commission at this time; contact Mr. Adam Zettel for his comments; contact the lead officers of state preservation; and to contact the producers of the product for their advice on the removal of the product.**

**Yeas all. Motion carried.**

It was discussed to revisit this issue at the next regularly scheduled meeting on May 20<sup>th</sup>. The Commission wants to work together with Mr. Dedic. We can't just let someone take actions on a contributing building without taking further actions. We want to come up with something that works for everybody.

**Motion by Commissioner Wilson that the city resends the information about the standards in the district and the secretary standards to all building owners in the district.**

Discussion about sharing e-mail addresses that Mr. Adams seems to have. Send notices to business owners also regarding signs.

**Support by Commissioner Van Epps.**

**Yeas all. Motion carried**

Mr. Adams suggest that a notice go out twice a year.

**ADJOURNMENT:**

Chairman Newman adjourned the meeting at 6:47 p.m. until May 20, 2015 at 6 p.m.

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Phil Hathaway, Secretary

mms