

MINUTES FOR  
SPECIAL MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
THURSDAY, OCTOBER 8, 2015, 6:00 p.m.  
COUNCIL CHAMBERS

**MEETING CALLED TO ORDER** at 6:24 p.m. by Chairman Newman.

**ROLL CALL** was taken by Recording Secretary Bridget Cannon.

**PRESENT:** Chairman Scott Newman, Vice-Chairman Vince Gonyou; Secretary Philip Hathaway; Commissioner Matthew Van Epps

**ABSENT:** Commissioners Lance Omer and Gary Wilson

**OTHERS IN ATTENDANCE:** Susan Montenegro, Assistant City Manager and Director of Community Development; Josh Adams, Owosso Main Street Manager; Steve Gill, J & S Firestone, 114 E. Exchange Street; Mark Agnew, Agnew Signs & Graphics

**AGENDA APPROVAL:** Motion by Commissioner VanEpps and supported by Commissioner Gonyou to approve the agenda for October 8, 2015 as presented. Yeas All. Motion was passed.

**Communications:**

1. Staff Memorandum

**Public / Commissioner Comments:** None

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

**1) 114 E. Exchange Street – Façade Improvements**

Mr. Steve Gill, J & S Firestone, requests to replace all glass and windows in showroom & install new aluminum/steel cap above metal panels (front and side of building) to cover deteriorating painted brick and prevent water leakage.

Chairman Newman stated this is a non-contributing building within the historic district. Commissioner Hathaway affirmed this is maintenance on a non-contributing building within the district. Commissioner VanEpps inquired if this maintenance will impair the values of historical properties in the district. Chairman Newman stated the petitioner is not removing historic brick, only covering it with sheet metal.

**Motion by Commissioner Hathaway and supported by Commissioner Van Epps that the Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at 114 E. Exchange Street do not meet the Secretary of Interior's Standards, and are inappropriate for the district, but recognize that the following conditions prevail:**

- 1. Non-contributing building within the historic district**
- 2. Maintenance on non-contributing building within the district**

**Hereby directs staff to issue a Notice to Proceed for the work and building permit application as applied for and illustrated.**

**Yeas all. Motion was passed.**

## **2. 118 S. Washington Street – Front Façade and Rear Façade Improvements**

Vince Gonyou, property owner of 118 S. Washington Street, presented to the board on the proposed front façade and rear façade improvements. Petitioner wishes to replicate front façade of 112 S. Washington Street, which is currently the Nail Boutique. Bellingar Packing is the new tenants at 118 S. Washington Street, so their sign will be hanging above the entrance. The building will be covered from right below the windows down to just above the door.

Chairman Newman asked if any modifications will be done to the row of bricks above the plywood. This brick is the last evidence of early commercial façade in Owosso. Mr. Gonyou contended the brick will be covered, and not be removed or modified. The board agrees that the proposed improvements will not alter the historical brick.

Commissioner Hathaway would like to see an extension of the Bellingar Packing sign to cover above the apartment at 118 ½ S. Washington Street, or center the Bellingar Packing sign between the store front and apartment entrance.

Mark Agnew, Agnew Signs and Graphics, shows an example of the proposed sign that will hang above the front and rear entrances of Bellingar Packing. A sign permit will be applied for through the Building Department and approval must be obtained from the Building Official.

Vince Gonyou leaves council chambers for board discussion and abstains from the vote.

**The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at 118 S. WASHINGTON STREET do not meet the Secretary of Interior's Standards, and are inappropriate for the district, but recognizing that the following condition(s) prevail: Practicality of restoration**

**Hereby directs staff to issue a Notice to Proceed for the work and approve the front and rear façade improvements.**

**Yeas all. Motion carried.**

**Board Comments: None**

### **ADJOURNMENT:**

**It was moved by Commissioner Hathaway and supported by Commissioner VanEpps to adjourn at 6:50 p.m. until October 21, 2015.**

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Phil Hathaway, Secretary

bac

*Approved February 17, 2016*