

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
MARCH 20, 2013 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:00 p.m. by Chairperson Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson

MEMBERS PRESENT: Chairperson Scott Newman; Vice-Chairperson Vincent Gonyou; Secretary Philip Hathaway; Commissioners James Eaton; Lance Omer; Matthew Van Epps; and Gary Wilson.

MEMBERS ABSENT: None.

OTHERS PRESENT: Ms. Sarah Warren-Riley, Housing Program Manager; Mr. Adam Zettel, Assistant City Manager and Director of Community Development; Mr. Charles Rau, Owosso Building Official; Mr. David Dann, Ms. Linda Dann, Family Life Services, 224 N. Ball Street; Mr. Jack Vos, Chemical Bank, 100 E. Main Street; Mr. Dave Acton, Ms. Dianne Acton, Books and More, 119 W. Exchange Street.

AGENDA APPROVAL: Motion by Commissioner Omer, supported by Commissioner Gonyou to approve the agenda for March 20, 2013 as presented.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Van Epps, supported by Commissioner Wilson to approve the minutes for the meeting of February 20, 2013.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of February 20, 2013

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

- 1) 224 N. Ball Street – Door replacement application

Mr. David Dann commented that the cost of a wood door is about five times as much as the metal door and would consume resources that could be used for their clients. Ms. Linda Dann, stated this was a significant hardship and would take away services to the community. She quoted Pastor Jim as saying that they can't use a slab door, it needs to be pre-hung. A steel door would be \$200 versus \$2,000 per door.

Commissioner Wilson noted there is a pre-hung wood door from Home Depot that is about \$374. Ms. Dann is disappointed to spend an extra \$400 for the two doors.

Commissioner Van Epps commented that the cost was a good compromise from \$200 to \$374. He has looked at the \$200 door and it is not historic at all. He cannot set that precedent.

Motion by Commissioner Van Epps, supported by Commissioner Eaton, the Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at 224 N. Ball St. does meet the Secretary of the Interior's Standards, and are appropriate for the district hereby directs staff to issue a notice to proceed for the work and building permit application as applied for and illustrated, conditioned on the following:

Approved May 22, 2013

- 1. That the replacement doors should be constructed of wood and should match as closely as possible the proportions and detailing of the original doors removed.**

Yeas: All. Motion was passed.

2) 117 – 119 N. Washington Street – Façade Improvement application

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, will be speaking for all three façade applications. The property owners are all for the CDBG façade program and the city has already received preliminary SHPO review. They will still undergo a final design review for bidding purposes and can be brought back to the board at that time. All petitioners have agreed with the plans so far. Commissioner Hathaway asked if these were SHPO approved and designed by a historic architect. Mr. Zettel confirmed.

Motion by Commissioner Hathaway, supported by Commissioner Wilson, the Owosso Downtown Historic District Commission, finding that the proposed facade improvements at 117-119 N. Washington St. meet all the Secretary of the Interior's Standards, as well as local standards, hereby directs staff to issue a certificate of appropriateness for the work and building permit application as applied for and illustrated, conditioned upon the following:

- 1. Paint removal should be completed without damaging the masonry by using methods recommended by the State Historic Preservation Office (SHPO) in the letter dated March 8, 2013.**
- 2. The windows should be repaired if at all possible. If the windows must be replaced, the replacements should match as closely as possible existing windows in both composition and style. (See recommendation regarding windows from SHPO in the letter dated March 8, 2013.)**

Yeas: All. Motion was passed.

Chairperson Newman commented that the downtown buildings are fabulous and unique, and he was glad to see the façade restorations.

3) 112 S. Washington Street – Façade Improvement application

Commissioner Vince Gonyou left the room as he is a part owner of this building. Chairman Newman thinks the proposed windows are the wrong style and size. Mr. Zettel stated the illustration was not updated. The example in the packet showed the windows as short and squat; they should be much taller per Chairman Newman. Mr. Zettel noted there will be no painting over of the Quaker Oats sign. Commissioner Wilson said the windows will make the upper floor more functional. Mr. Zettel noted that a comment could be submitted to Mr. Roberts that the windows need to be taller. Chairman Newman also said they could match the front façade windows.

Motion by Commissioner Wilson, supported by Commissioner Eaton, that the Owosso Downtown Historic District Commission, finding that the proposed facade improvements at 112 S. Washington St. meet all the Secretary of the Interior's Standards, as well as local standards, hereby directs staff to issue a certificate of appropriateness for the work and building permit application as applied for and illustrated, conditioned upon the following:

- 1. The size of the new windows installed should be in proportion to the size of the windows on the rest of the building. Additionally, the sizing and placement of the new windows should present what would have been historically accurate for the building and if existing window openings are identifiable, those openings should be utilized for determining window sizing and placement.**

Yeas: All. Motion was passed.

Commissioner Gonyou returned to the meeting.

4) 207 N Washington Street – Façade Improvement application.

The petitioner has agreed to meet proposed changes per Mr. Zettel.

Motion by Commissioner Eaton, supported by Commissioner Van Epps, that the Owosso Downtown Historic District Commission, finding that the proposed facade improvements at 207 N. Washington St. meet all the Secretary of the Interior’s Standards, as well as local standards, hereby directs staff to issue a certificate of appropriateness for the work and building permit application as applied for the Rehabilitation.

Yeas: All. Motion was passed.

5) 100 E. Main Street – Sign replacement application

Jack Vos, Chemical Bank, 100 E. Main Street, brought one of the signs with him that will be installed, if approved. It was internally lit and was well received by the board.

Motion by Commissioner Hathaway, supported by Commissioner Wilson, that the Owosso Downtown Historic District Commission, finding that the proposed sign replacements at 100 E. Main St. meet all the Secretary of the Interior’s Standards, as well as local standards, hereby directs staff to issue a certificate of appropriateness for the work and building permit application as applied for and illustrated.

Yeas: All. Motion was passed.

6) 119 W. Exchange Street - Door replacement application

Chairman Newman wanted clarification about an e-mail sent out on March 14, 2013 from Dave Acton. Mr. Newman did not recommend a metal door; the discussion was about re-using the same door and moving the door to the other side of the jam so the door would open outward instead of inward.

Mr. Dave Acton reviewed his background information regarding the same e-mail. He is here to bring things in line with the door, the sign, and the façade. Currently the new door is fiberglass; it opens outward; and is safer in case of a fire. Chairman Newman recommends looking into a salvage shop because it can save several hundred dollars in finding a replacement wood door. Mr. Acton noted the fiberglass door was \$1,800 and now realizes it should have been a wood door. Mr. Acton apologized for any confusion.

Motion by Commissioner Van Epps, supported by Commissioner Hathaway, that the Owosso Downtown Historic District Commission, finding that the proposed door replacement improvements at 119 W. Exchange Street conform to the Secretary of the Interior’s Standards as well as local standards, hereby directs staff to issue a certificate of appropriateness for the work and building permit application as applied for and illustrated conditioned upon the following:

- 1. The replacement door should be wood and should match as closely as possible the proportions and detailing of the original door removed.**

Yeas: All. Motion was passed.

No action was taken by the board or city as the sign wasn’t replaced. The lettering only was changed. There will be a logo at some point in the future.

Ms. Dianne Acton offered to volunteer her time to let business and building owners know about the Downtown Historic District regulations. Ms. Warren-Riley said that would be a great role for the Owosso Main Street.

Mr. David Dann and Ms. Linda Dann of 224 N. Ball Street rejoined the meeting. They stated the information received from Commissioner Wilson stated that the door is out of stock and unavailable. Commissioner

Eaton stated that this is not the only door available or company offering it. The door can be something along the line of this example.

BOARD COMMENTS:

Commissioner Eaton stated that he formerly worked with block grants and congratulated the staff people and thanked them for their work on the façade grants. Commissioner Hathaway also worked on grants previously and he, too, thanked the current staff.

Mr. Zettel commented that he learned a lot from Ms. Warren-Riley. He said the state likes us now and they are sharing the funds with Owosso.

ADJOURNMENT:

Motion by Commissioner Hathaway, supported by Commissioner Eaton to adjourn the meeting at 7:25 p.m. until April 17, 2013.

Yeas all. Motion carried.

Phil Hathaway, Secretary

mms