

MINUTES FOR
SPECIAL MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
JUNE 1, 2011 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:01 p.m. by Chairperson Scott Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairperson Scott Newman, Commissioners Philip Hathaway, Lance Omer, and Gary Wilson.

MEMBERS ABSENT: Commissioners Jeff Peltier and Matthew Van Epps.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Jo Teich, representative for Shiawassee Council on Aging – Owosso; David Hoag, representative for the Community Evangelical Presbyterian Church; Kevin L Hayes, representative for Fashion Secret (arrived 6:35 p.m.)

AGENDA APPROVAL: Motion by Commissioner Hathaway and supported by Commissioner Wilson to approve the agenda for June 1, 2011.

Yeas: All

Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Hathaway and supported by Commissioner Omer to approve the minutes of the meeting for April 13, 2011.

Yeas: All

Motion was passed.

COMMUNICATIONS:

- 1) Staff memorandum
- 2) Regular meeting minutes of April 13, 2011
- 3) Application materials
- 4) State legislative report on tax credits

PUBLIC COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

1) 120 N. Washington (Sign)

Postponed as no one was present to represent this case.

2) 300 N. Washington (Sign)

Jo Teich, Board Member of the Shiawassee Council on Aging – Owosso and Chair of their Building and Grounds Committee, stated they are only asking for a change in the materials for their sign. The current color does not provide enough contrast for visibility. The new material will be white plastic with the lettering to be the same size of 8 inches.

Motion by Commissioner Hathaway, supported by Commissioner Omer that the Owosso Downtown Historic District Commission, finds that the exterior improvements at 300 N. Washington meet all the Secretary of the Interiors Standards, as well as local standards, hereby directs staff to issues a certificate of appropriateness for the work and building permit application as applied for and illustrated.

Yeas: All

Motion was passed.

3) 114 N. Ball (Windows)

David Hoag stated that on March 17, 2011, he received a description of what was approved by this commission. Regarding the windows to the south facing the alley, the brick was to be recessed. He is asking for a pardon for this portion of the recommendations. The first contractor hired to work on the bricks for the whole building didn't work correctly and damaged some of the brick and mortar. Then they hired another contractor out of Lansing. They have incurred additional, unexpected expenses. They are seeking relief. Discussion continued with the board regarding the alley windows, their original appearance and how to leave them as close to that as possible.

The finding for the resolution:

Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, and the proposed application will materially correct the condition.

Motion by Commissioner Hathaway, supported by Commissioner Omer that the work proposed is inappropriate to the historic district, but the above condition prevails.

Therefore, the following work has been approved by the Commission:

Window modifications on the south elevation as applied for on May 23, 2011, provided that: the brick work is to be "feathered" or "toothed-in" with the existing masonry, the tear drop headers are to be retained, and the window sills shall be retained and extended to match the original window outline.

Yeas: All

Motion was passed.

1) 120 N. Washington (Sign)

Kevin Hayes arrived 6:35 p.m. He is applying for a permanent sign for the Fashion Secret at 120 N. Washington Street. It will fill the transom at 20 feet across. It will be trimmed out professionally per the photograph attached to the application.

Motion by Commissioner Hathaway, supported by Commissioner Wilson that the Owosso Downtown Historic District Commission, finds that the exterior improvements at 120 N. Washington meet all the Secretary of the Interiors 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.

PUBLIC COMMENTS: None

COMMISSIONER COMMENTS: None

ADJOURNMENT:

Chairman Newman adjourned the meeting at 6:50 p.m.

Jeff Peltier, Secretary

mms

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