

MINUTES FOR THE REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
OCTOBER 17, 2012 at 6:00 p.m.  
COUNCIL CHAMBERS / CITY HALL

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

**MEMBERS PRESENT:** Chairperson Scott Newman, Vice-Chairman Vincent Gonyou; Secretary Phil Hathaway; Commissioners Lance Omer, Gary Wilson and James Eaton (arrived 6:59 p.m.)

**MEMBERS ABSENT:** Commissioner Matthew Van Epps.

**OTHERS PRESENT:** Sarah Warren-Riley, Housing Program Manager; Bill Gilbert, Gilbert's True Value Hardware, 113 W. Main Street; Nicole Starkey, Harmon Signs for Gilberts; and Shyla Bair, Office Manager of HomeView Improvements for 100 N. Washington.

**AGENDA APPROVAL: Motion by Commissioner Hathaway, supported by Commissioner Gonyou to approve the agenda for October 17, 2012 as presented.**  
**Yeas: All. Motion was passed.**

**MINUTES APPROVAL: Motion by Commissioner Omer, supported by Commissioner Hathaway to approve the minutes for the meeting of August 15, 2012. (There was no meeting in September, 2012.)**  
**Yeas: All. Motion was passed.**

**COMMUNICATIONS:**

- 1) Staff Memorandum
- 2) Meeting minutes of August 15, 2012
- 3) Proposed NRHP Boundary – Elaine Robinson, CCRG, Inc.

**PUBLIC COMMENTS:** None.

**COMMITTEE REPORTS:** None.

**PUBLIC HEARINGS:** None.

**ITEMS OF BUSINESS:**

**1) 113 W. Main Street – Signage Replacement Application**

Bill Gilbert, owner of Gilberts True Value Hardware & Appliance stated they are changing the signage at 113 W. Main Street because they are changing their branding to **Do It Best**. He introduced Nicole Starkey from Harmon Signs who is producing the signs. They explained the changes which would result in less signage area. Sarah Warren-Riley, Housing Program Manager, stated that Chuck Rau, the city building official had also reviewed the application and stated the signs meet code.

Commissioner Hathaway noted that the commission strongly discourages back lit box signage that is white with black lettering. Mr. Gilbert and Ms. Starkey noted the logo on the application is red with white letters and is a national logo. They are not able to change it.

**Motion by Commissioner Hathaway, supported by Commissioner Gonyou directing staff to issue a notice to proceed for the work finding:**

**1. The signage proposed is inappropriate to the historic district, but the following conditions prevail:**

- The signage proposed is replacing existing signage.
- The “Do It Best” sign is a national brand standard that the applicant has no ability to modify.

**Yeas: All. Motion was passed.**

**1) 100 N. Washington – Door Installation Application**

Ms. Shyla Bair, Office Manager for HomeView Improvements noted that this building was divided with the front being the Edward Jones office. The back will be retail. Ms. Warren-Riley noted that the building official had called the architect and it would be a recessed doorway because of traffic on the sidewalk with a flat door. The architect will be sending in plans.

**Motion by Commissioner Hathaway, supported by Commissioner Omer that the Owosso Downtown Historic District Commission, authorizes a conditional Notice to Proceed regarding the application for a door opening on Main Street for the building at 100 North Washington Street pending:**

1. **The receipt of a detailed architectural rendering of the door showing it recessed and consistent in design with the existing door further down the building.**
2. **The Historic District Commission reserves the right to call a special meeting within five days of receipt of the requested rendering to reconsider the application.**

**Yeas: All. Motion was passed.**

Discussion continued regarding the door material with the possibility of a metal door being used with a bronze finish.

**Items of Discussion:**

**1) Proposed NRHP Boundary**

Ms. Warren-Riley distributed the map sent by Elaine Robinson, CCRG, Inc. of their proposed boundary for the Downtown Historic District for the National Registry application. There were a few changes from the current boundaries and comments were being sought to forward to Ms. Robinson for their consideration. Comments included linking both sides of the Main Street bridge to include the Chrysler Building at 344 W. Main Street. Ms. Warren-Riley stated the castle and Michigan Avenue each had their own historic district designations.

6:59 p.m. Commissioner James Eaton arrived.

**ADJOURNMENT:**

**Motion by Commissioner Hathaway, supported by Commissioner Omer to adjourn the meeting at 7:02 p.m.**

**Yeas: All. Motion was passed.**

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Phil Hathaway, Secretary