

MINUTES FOR
REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
JULY 20, 2011 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:05 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, Matthew Van Epps, and Gary Wilson.

MEMBERS ABSENT: Vice-Chairperson Gonyou and vacancy.

OTHERS PRESENT: Adam Zettel, Assistant City Manager and Director of Community Development; Sarah Warren-Riley, Housing Program Manager; Deb Johnson, Avon Store; David Acton, Wesener Building; Guy Bazzani, Bazzani Building Co for Mr. Acton.

AGENDA APPROVAL: Motion by Commissioner Van Epps and supported by Commissioner Wilson to approve the agenda for July 20, 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 June 1, 2011, except to add Commissioner Gonyou's name to the Members Absent list.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff memorandum
- 2) Meeting minutes of June 1, 2011
- 3) Application materials for 205 W. Main St.
- 4) Application materials for 104-108 N. Washington St.

PUBLIC COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) 205 W. Main St. (Sign)

Ms. Deb Johnson stated that the sign is being moved from her current Avon store in Caledonia Township to the new location at 205 W. Main Street. It will be a ten foot sign going on a 14 foot track. The letters are one foot high. This is the old Hankerd Store and the Mary B's Building. Eventually she would like to redo both stores. For now, she is only working on the front of 205 W. Main. This will have LED lights on a timer.

Commissioner Wilson noted this is a non-contributing historic building.

Motion by Commissioner Van Epps, supported by Commissioner Omer that the Owosso Downtown Historic District Commission, finds that the sign request for 205 W. Main Street

meets all the Secretary of the Interiors Standards, as well as local standards for a non-contributing building, noting that the sign should not further detract from the structure or the street block, hereby directs staff to issue notice to proceed and building permit application as applied for.

Yeas: All. Motion was passed.

2) 104-108 N. Washington St.

This building is owned by David and Diane Acton. Commissioner Hathaway removed himself from the meeting at 6:20 p.m. and left the room. He is working with the owners on another aspect of this building.

Mr. David Acton stated that he wants to bring this building back to its historic appearance, but with some modern substance.

Mr. Guy Bazzani, Bazzani Building Company, is the builder for Mr. Acton. He stated the store front will be historically correct, yet energy efficient. The signage will be on the glass primarily. Face lit rather than internal. The center entry will be recessed. He further described the windows and their function.

Commissioner Omer asked about the bricks at the back of building. They are in poor shape. Mr. Bazzani stated they are probably going to cover with sheet metal. The plan is to eliminate the drainage on the back of the building.

Chairperson Newman stated he doesn't think the metal meets with the Secretary of the Interior's Standards guidelines for crumbling masonry. Mr. Bazzani has concerns about the brick because they hold moisture. It has previously been approved on other projects. He's concerned about a gigantic mess. Chairperson Newman is very excited about the project, but is not comfortable with the metal sheeting.

Commissioner Omer asked about the texture of the sheet metal. Mr. Bazzani replied that it's corrugated, but nice. There will be balconies also. If the Secretary of Interior pushes back, we'll have to do something different. The brick would cost \$75 – 100,000 to replace. The metal will be about \$20,000. The brick is very soft, but the metal could cover the brick.

Commissioner Hathaway had removed himself from the room earlier as he is a representative for Mr. David Acton and did not vote on this motion. Quorum still remained after he left the room.

Motion by Commissioner Omer, supported by Commissioner Wilson that the Owosso Downtown Historic District Commission, finds that the exterior improvements at 104-108 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.

Mr. Acton stated they are hoping to start in the fall. Mr. Bazzani commented they will be cautious about keeping the brick, if possible.

6:47 p.m. Commissioner Hathaway returned to the Board.

ELECTION OF SECRETARY:

Motion by Commissioner Wilson, supported by Commissioner Van Epps to nominate Commissioner Hathaway as Secretary to complete the current term due to expire on September 30, 2011.

PUBLIC COMMENTS: None

COMMISSIONER COMMENTS:
Discussion regarding vacant position.

ADJOURNMENT:
Chairman Newman adjourned the meeting at 6:58 p.m.

mms

Phil Hathaway, Secretary