

*OWOSSO  
Historic District  
Commission*



Regular Meeting  
6:00 p.m., July 15, 2015  
Owosso City Council Chambers

**Regular Meeting Agenda**  
*Owosso Downtown Historic District Commission*

Wednesday July 15, 2015, 6:00 p.m.  
Owosso City Council Chambers,  
301 W Main St., Owosso, MI 48867

**Call to order and roll call:**

**Review and approval of agenda:** July 15, 2015

**Review and approval of minutes:** June 17, 2015

**Communications:**

- 1) Staff Memorandum
- 2) Meeting minutes of June 17, 2015 (Resolution)

**Public Comments:**

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

- 1) 122 N. Washington Street – Mural Application
- 2) 218 N. Park Street – Façade Painting Application
- 3) 202 W. Exchange Street – Parge Removal Discussion

**Public Comments:**

**Board Comments:**

**Adjournment:**

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us).]

**Affirmative Resolutions**  
*Owosso Downtown Historic District Commission*

Wednesday, November 19, 2014, 6:00 p.m.  
Owosso City Council Chambers,  
301 W Main St., Owosso, MI 48867

**Resolution 151507-01 – Approval of Agenda**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Downtown Historic District Commission hereby approves the agenda of May 20, 2015 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_ Denied: \_\_\_\_

**Resolution 151507-02 – Approval of Minutes**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Historic District Commission hereby approves the minutes of June 17, 2015 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_ Denied: \_\_\_\_

**Resolution 151507-03 – 122 N. Washington Street**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

**Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **122 N. Washington Street** meets 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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

**Notice to Proceed**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **122 N. 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:

\_\_\_\_\_

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:

\_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

OR

**Denial**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **122 N. Washington Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

**Resolution 151507-04 – 218 N. Park Street**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

**Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **218 N. Park Street** meets 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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

**Notice to Proceed**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **218 N. Park Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, but recognizing that the following condition(s) prevail:

\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

OR

**Denial**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **218 N. Park Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

**Resolution 151507-04 – 202 W. Exchange Street**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

**Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **202 W. Exchange Street** meets 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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

**Notice to Proceed**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **202 W. Exchange Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, but recognizing that the following condition(s) prevail:

\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

OR

**Denial**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **202 W. Exchange** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

**Resolution 151507-05 – Adjournment**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Downtown Historic District Commission hereby adjourns the April 15, 2015 meeting, effective at \_\_\_\_\_pm.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 · (989) 725-0599 · FAX (989) 723-8854

---

# *MEMORANDUM*

---

DATE: July 13, 2015  
TO: Chairman Scott Newman and the Downtown Historic District Commission  
FROM: Joshua Adams; Executive Director, Owosso Main Street/DDA  
RE: Regular HDC Meeting – July 15, 2015

---

**Please see the enclosed packet for the July 15, 2015 Owosso Downtown Historic District Commission (HDC) meeting.** This is a regular meeting that is being called for the purpose of reviewing two applications. In this packet you will find documentation in support of the following application:

- **122 N. Washington Street**– Application for the restoration
- **218 N. Park Street** – Application for painting of façade
- **202 W. Exchange St.** – Parge removal update from Mr. Bob Dedic. Mr. Dedic would like to speak to the commission about how he could proceed with parge removal.
- See enclosed documentation provided by applicants for additional information.

As always, if you have questions or need additional information before the meeting, please let me know. **We will be meeting in the City Council chambers at 6:00 pm. Please let me know if you will not be in attendance.**

MINUTES FOR  
REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
WEDNESDAY, June 17, 2015, 6:00 p.m.  
COUNCIL CHAMBERS

**MEETING CALLED TO ORDER** at 6:03 p.m. by Chairman Newman

**ROLL CALL** was taken by Sue Montenegro.

**PRESENT:** Chairman Scott Newman, Commissioners Matthew Van Epps, Gary Wilson and Secretary Hathaway.

**ABSENT:** Vice-Chairman Vince Gonyou, Commissioner Lance Omer.

**OTHERS IN ATTENDANCE:** Susan Montenegro, Assistant City Manager / Director of Community Development; Corrine & Jeff Adams, Mayor Ben Frederick

**AGENDA APPROVAL:** Motion by Commissioner Hathaway, supported by Commissioner Van Epps to approve the Agenda for June 17, 2015 as presented.  
Yeas all. Motion was passed.

**MINUTES APPROVAL:** Motion by Commissioner, supported by Commissioner Wilson to approve the minutes of the meeting for May 20, 2015.  
Yeas all. Motion was passed.

**Communications:**

1. Staff Memorandum
2. Meeting minutes of May 20, 2015

**Public / Commission Comments:** None

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

**1) 115 E. Main Street – Perpendicular Blade-Sign Application**

Corrine & Jeff Adams presented photos of the sign they would like to place at their business. A drawing was also presented depicting how the sign will be installed. The sign is made of double thick plywood and is 4'X4' in size. Forged iron will be used to create the hardware to hang the sign. Jeff talked to Mark Agnew today about installation on how to mount. The ordinance stipulates the sign can be no lower than nine feet. A photo from approximately 1946 was presented showing the Snooty Fox or Elite Restaurant that was in the same location along with the signage used during that era. Discussion was held about placing the sign where the original signage hung. Commissioner Hathaway stated the architectural elements need to be preserved and that the sign must be hung either clearly above or below the cornice or transom. Chairman Newman likes the idea of hanging the sign between two of the windows because it would not cause irreparable damage to the brick if the sign needed to be moved.

**Motion by Commissioner Hathaway, supported by Commissioner Wilson that the Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at 115 E. Main Street meets 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 that the sign is placed on the sidewall or the center of the building between the windows. Additionally, the windows shall be obstruction free.**



**Yeas all. Motion was passed.**

**2. 200 W. Main Street – Perpendicular Blade-sign application**

No one was present to represent the owner of the business. Commission members passed on this item

**3. 109 E. Comstock Street – Mural Discussion**

Mayor Frederick discussed the proposed mural for the Indian Trail's (Wildermuth Hotel) building and shared that he is the great grandson of Wildermuth. Indian Trails has been doing some repairs and tuck pointing. The original sign has a marquee with the signage. Below the sign were lettering and numbers that advertised prices at that time. The quote from the artist is for the mural is \$2500. Indian trails will donate \$500 and a lift for the project. The artist will bring renderings next month and personally address the commission with hopes of starting in August. The sign is a ghost sign and will be brought back to life. Chairman Newman stated he is excited about recreating ghost murals which is different than creating new murals. Commissioner Hathaway stated the mural does not violate Secretary of the Interior's Standards because "firewalls" were never façade walls. Walls that face the street are different and should not have murals. Commissioner Hathaway suggested that Josh contact the Michigan Downtown Association to determine what their standards or process is.

**Public Comments:** None

**Board Comments:** Chairman Newman shared that a letter was sent by Josh Adams to Mr. Dedic that the commission had asked Chairman Newman to send. The commission stated they did not have a problem with Josh sending the letter instead.

**ADJOURNMENT:**

**It was moved by Commissioner Wilson and supported by Commissioner Van Epps to adjourn at 6:46 p.m. until July 15, 2015.**

**Yeas all. Motion was passed.**

---

Phil Hathaway, Secretary

skm

**CITY OF OWOSSO**  
HISTORIC DISTRICT COMMISSION  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.
  - Plan shall show existing property lines and any prominent features on the site.
2. A minimum of the following photographs labeled to indicate the direction of view:
  - Current photos of the structure as seen from the street and/or façade of alteration;
  - Close up of existing detail in present condition proposed for alteration.

Date: 6/15/15

Property Address: 122 N. Washington St. Owner's Name: Tom Hall II

Phone One: 989-424-0442 Other Phone: 989-723-8174 Email: tomhallod@gmail.com

Applicants Address: 122 N. Washington St. Applicants Name: Tom Hall II

Phone One: '' Other Phone: '' Email: ''

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-12501531\*. Yes

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature Tom Hall II

Property Owner's Signature Tom Hall II

Please contact Josh Adams for further information 989.494.3344 during business hours, or [josh.adams@ci.owosso.mi.us](mailto:josh.adams@ci.owosso.mi.us).

**Return to City Hall, 301 W. Main St., Owosso, MI 48867**

\*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

To Whom It May Concern,

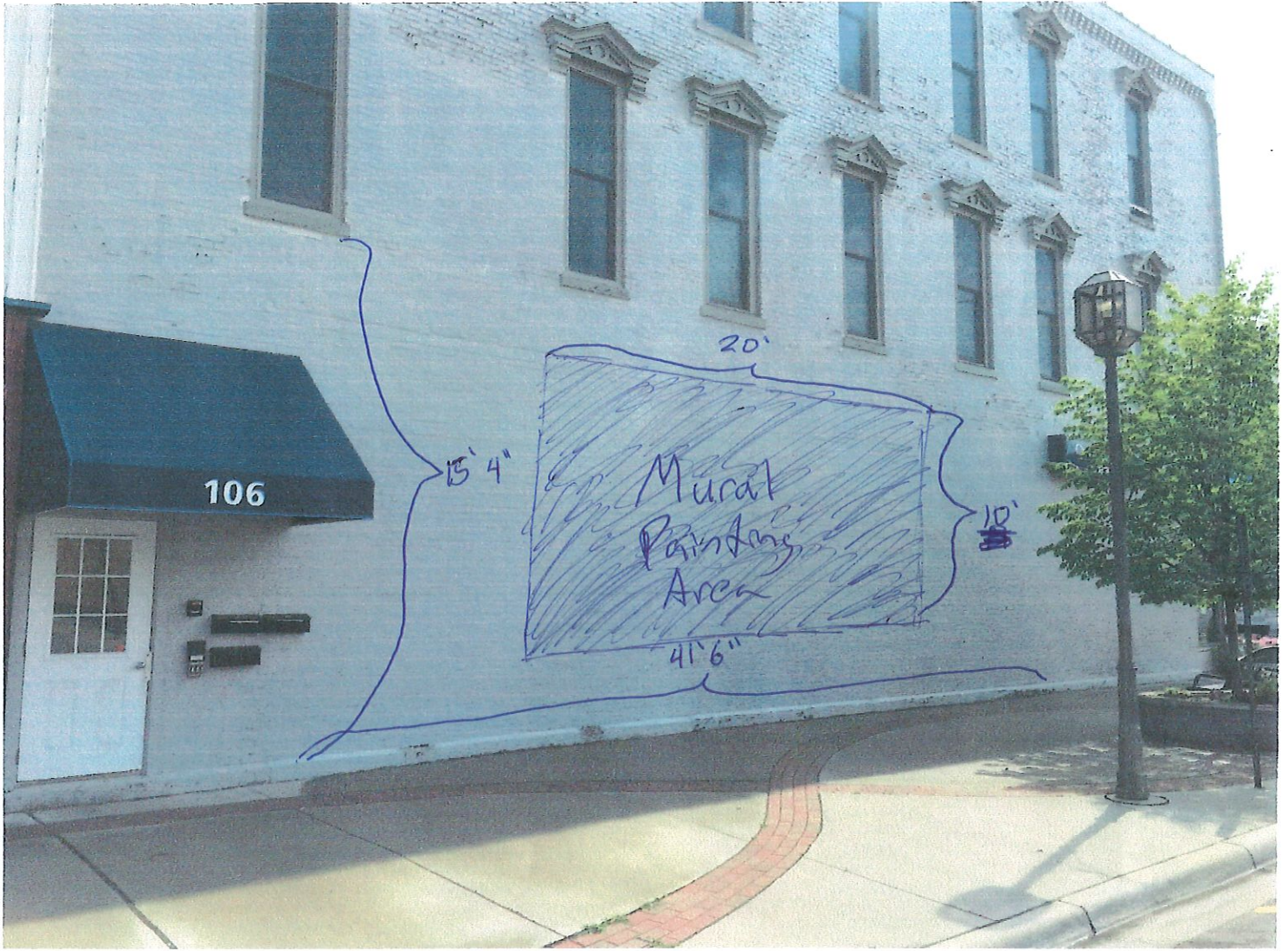
My name is Tom Hall, and I am the owner of the property located at the corner of N. Washington and E. Exchange St. in downtown Owosso. The property has a substantial amount of blank wall space on the side of the building facing E. Exchange St. I would like to have a mural painted on the side of the building. I would like the mural to reflect some aspect of the historic downtown Owosso. A competition would be held where artists could submit their own drawings for consideration for the mural. A winner would be chosen from the submissions and they would be given the opportunity to paint the mural. The ideal time to reveal the mural would be during the annual art week here in Owosso. It is my opinion that this mural would add to the beauty of our downtown area.

If you have any questions regarding the mural, please feel free to contact me at 989-424-0442.

Thank You,

Tom Hall II









**CITY OF OWOSSO**  
HISTORIC DISTRICT COMMISSION  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.
  - Plan shall show existing property lines and any prominent features on the site.
2. A minimum of the following photographs labeled to indicate the direction of view:
  - Current photos of the structure as seen from the street and/or façade of alteration;
  - Close up of existing detail in present condition proposed for alteration.

Date: 7-13-15  
Property Address: 218 N Park St Owner's Name: Timothy Baise  
Phone One: 517-420-5184 Other Phone: \_\_\_\_\_ Email: tbaise@tffinc.net  
Applicants Address: 1950 Barry Rd, Windsor Applicants Name: Timothy Baise  
Phone One: \_\_\_\_\_ Other Phone: same Email: \_\_\_\_\_

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-125.1531\*. yes

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_

Please contact Josh Adams for further information 989.494.3344 during business hours, or [josh.adams@ci.owosso.mi.us](mailto:josh.adams@ci.owosso.mi.us).

**Return to City Hall, 301 W. Main St., Owosso, MI 48867**

\*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

*Next Meeting Wednesday, July 15<sup>th</sup> @ 6:30pm at City Hall*



**CITY OF OWOSSO**  
HISTORIC DISTRICT COMMISSION  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.
  - Plan shall show existing property lines and any prominent features on the site.
2. A minimum of the following photographs labeled to indicate the direction of view:
  - Current photos of the structure as seen from the street and/or façade of alteration;
  - Close up of existing detail in present condition proposed for alteration.

Date: 10/22/14

Property Address: 702 W EXCHANGE Owner's Name: BOB DEDIC

Phone One: 733 6336 Other Phone: 277 9446 Email: DEDICSAUTOBODYCARET.MI.HL.COM

Applicants Address: 1701 W MAIN ST Applicants Name: BOB DEDIC

Phone One: SAME Other Phone: SAME Email: SAME

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-12501531\*. \_\_\_\_\_

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature 

Property Owner's Signature 

Please contact Josh Adams for further information 989.494.3344 during business hours, or [josh.adams@ci.owosso.mi.us](mailto:josh.adams@ci.owosso.mi.us).

**Return to City Hall, 301 W. Main St., Owosso, MI 48867**

\*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

**PAINT MATERIAL LIST:**

\* ADHESION PROMOTOR.

\* SENERFLEX DRIVE IT.

\* LATEX PAINT NOT YET DONE.









**Senergy**<sup>®</sup>



SENERFLEX  
FINE  
MaxiWhite

For use on all carpet types  
WAXY CARPETING ONLY