

*OWOSSO
Historic District
Commission*



Regular Meeting
6:00 p.m., November 19, 2014
Owosso City Council Chambers



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

MEMORANDUM

DATE: November 13, 2014
TO: Chairman Scott Newman and the Downtown Historic District Commission
FROM: Joshua Adams; Executive Director, Owosso Main Street/DDA
RE: Regular HDC Meeting – November 19, 2014

Please see the enclosed packet for the November 19, 2014 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:

- **202 W. Exchange St.** – Application to apply a parge coating to the building’s façade. Please note that the property owner has already applied one coat of parge to the façade prior to applying for a certificate of appropriateness with the HDC.
- **300 Main St.** – Façade renovation application - proposes various façade improvements including:
 - Tuck point with mortar match to existing mortar loose areas on the building.
 - Install new membrane roof.
 - Remove brick infill in existing openings and install matching windows to the existing.
 - Construct a “Beer Garden” outdoor entry / seating area in front of the Brewery building.
 - Install decks off the second floor of the Brewery building, first and second floors of the Gastro Brew Pub/Restaurant.
 - Remove paneling off the storefronts of the Water St. buildings and reconstruct historically sensitive storefronts.
 - Remove steel siding off the Water St. buildings and replace with a Hardi panel system. The clay brick that is behind cannot be left exposed to the elements.
 - Remove paint off brick on the two-story building on the corner of Water and Main Streets. Restore glazed brick.
 - Remove paint off the brick on the two-story building on the corner of the river and Main St. Restore the existing brick.
 - Repaint the south façade on the Brewery building and panel the north façade, and the exposed elements of the east and west facades.
 - Repaint the four-story building’s facades that front Water and Main Streets.
- 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.**

Regular Meeting Agenda
Owosso Downtown Historic District Commission

Wednesday, November 19, 2014, 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: November 19, 2014

Review and approval of minutes: June 18, 2014

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of June 18, 2014 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 202 W. Exchange Street. – Parge Application
- 2) 300 Main Street - Façade Renovation

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.]

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 1411911-01 – Approval of Agenda

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby approves the agenda of November 19, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141911-02 – Approval of Minutes

Motion: _____
Support: _____

The Owosso Historic District Commission hereby approves the minutes of June 18, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141911-03 – 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 Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 141911-04 – 300 Main Street

Motion: _____
Support: _____

Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **300 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 upon the following:

1. _____
2. _____
3. _____

OR

Notice to Proceed

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **300 Main 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 **300 Main Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 141911-05 – Adjournment

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby adjourns the November 19, 2014 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
JUNE 18, 2014 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:02 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 (arrived 6:03 p.m.); Commissioners Matthew Van Epps and Gary Wilson.

MEMBERS ABSENT: Commissioners Lance Omer and James Eaton.

OTHERS PRESENT: Mr. Josh Adams, Owosso Main Street Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Mr. Dale Hill, President of the First Congregational Church Council; Mr. Dave Chrenka, Board Member of the Congregational Church Maintenance Committee.

AGENDA APPROVAL: Motion by Commissioner Gonyou, supported by Commissioner Van Epps to approve the agenda for the meeting of June 18, 2014.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Gonyou to approve the minutes for May 21, 2014.

Yeas: All. Motion was passed.

6:03 p.m., Commissioner Hathaway arrived.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of May 21, 2014

PUBLIC / BOARD COMMENTS: None

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

- 1) 327 N Washington – Window Cladding Application

Chairman Newman introduced the application for the window at the church to be clad in aluminum. Mr. Dale Hill, President of the First Congregational Church Council, and Dave Chrenka, member of the church maintenance committee were present. They explained this was only one window frame of several on that side that was not already aluminum clad. The wood frame is deteriorated and they don't want to disturb the leaded glass window. The remaining wood on the interior will remain the same.

**MOTION BY COMMISSIONER HATHAWAY, SUPPORTED BY COMMISSIONER VAN EPPS THAT THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 327 N. WASHINGTON STREET DOES NOT MEET THE SECRETARY OF THE INTERIOR'S STANDARDS, AND IS INAPPROPRIATE FOR THE DISTRICT HEREBY DIRECTS STAFF TO ISSUE A NOTICE TO PROCEED FOR THE WORK,
YEAS: ALL. MOTION WAS PASSED.**

BOARD / PUBLIC COMMENTS: Josh Adams, Owosso Main Street Manager, was introduced to the board.

ADJOURNMENT:

**MOTION BY COMMISSIONER VAN EPPS; SUPPORTED BY COMMISSIONER WILSON TO ADJOURN
THE MEETING AT 6:12 P.M.
YEAS ALL. MOTION CARRIED.**

mms

Phil Hathaway, Secretary