

MINUTES FOR THE REGULAR MEETING  
**DOWNTOWN HISTORIC DISTRICT COMMISSION**  
APRIL 16, 2014 at 6:00 p.m.  
COUNCIL CHAMBERS / CITY HALL

**MEETING WAS CALLED TO ORDER** at 6:04 p.m. by Chairperson Newman.

**ROLL CALL** was taken by Recording Secretary Marty Stinson

**MEMBERS PRESENT:** Chairperson Scott Newman; Commissioners James Eaton, Lance Omer, and Gary Wilson.

**MEMBERS ABSENT:** Vice-Chairperson Vincent Gonyou; Secretary Philip Hathaway; and Commissioner Matthew Van Epps.

**OTHERS PRESENT:** Ms. Sarah Warren-Riley, Housing Program Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Ryan Henry, Applicant for 201 N. Water Street, Kincaid Henry Building Group; Jeff Deason, President of the Shiawassee Regional Chamber of Commerce.

**MINUTES APPROVAL:** Motion by Commissioner Wilson, supported by Commissioner Omer to approve the minutes for March 19, 2014.

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

**AGENDA APPROVAL:** Motion by Commissioner Eaton, supported by Commissioner Wilson to approve the agenda for the meeting of April 16, 2014.

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

**COMMUNICATIONS:**

- 1) Staff Memorandum
- 2) Meeting minutes of March 19, 2014

**PUBLIC COMMENTS:** None.

**PUBLIC HEARINGS:** None.

**ITEMS OF BUSINESS:**

1) 201 N. Water St. – Façade Renovation Application

Ryan Henry, Kincaid Henry Building Group, stated that he is originally from Owosso along with his partner, Mr. Kincaid. They both worked on the Marshall Street Armory renovation in Lansing. The plan here in Owosso is to remove the Chamber of Commerce Building in front the Armory on Water Street and create shared offices and conference rooms in the Armory. There will be a brand new elevator. It will still have the gym floor with the original volume with the original trusses exposed. There will be shared break and meeting rooms. The stage area will be a large conference room. The lower level will be office space. The overhead door will have glass doors; and the river side will have a large window and additional glass doors leading to a balcony overlooking the river. The building is in good shape for its age. They will reopen the bricked in windows and put back in the wood doors. There will be all new electric, mechanical and plumbing. The bars on the windows will be removed. There will be a new asphalt shingle roof.

Mr. Henry is already working directly with SHPO. Commissioner Omer asked where the incubators will be. Mr. Henry answered they will be located all over the building. Chairman Newman asked what would be the only things that wouldn't be a restoration. Mr. Henry said the south elevator. All existing openings will have new doors and there will be a new cut into the brick for the restrooms doors.

There was a discussion about the performance area or "engagement point" as Mr. Henry called it in front of the armory.

*Approved May 21, 2014*

**MOTION BY COMMISSIONER EATON, SUPPORTED BY COMMISSIONER OMER THAT THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 201 N. WATER STREET MEET 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 FOR REHABILITATION EFFECTIVE AS OF APRIL 16, 2014.**

**YEAS: ALL. MOTION WAS PASSED.**

**BOARD COMMENTS:** The board found this to have a sensitive approach and to be a great presentation.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER WILSON; SUPPORTED BY COMMISSIONER OMER TO ADJOURN THE MEETING AT 6:44 P.M.**

**YEAS ALL. MOTION CARRIED.**

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Phil Hathaway, Secretary

mms