

MINUTES FOR THE REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
JUNE 20, 2012 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:02 p.m. by Secretary Phil Hathaway.

MEMBERS PRESENT: Secretary Phil Hathaway, Commissioners James Eaton, Lance Omer, Gary Wilson, Chairman Scott Newman (arrived 6:04 p.m. and then assumed chairmanship); and Matthew Van Epps (arrived 6:07 p.m.).

MEMBERS ABSENT: Vice-Chairman Vincent Gonyou.

OTHERS PRESENT: Sarah Warren-Riley, Housing Program Manager; Adam Zettel, Assistant City Manager and Director of Community Development; Steven Sobak, Petitioner for 112 W. Exchange.

6:04 p.m. Chairman Newman arrived.

AGENDA APPROVAL: Motion by Commissioner Hathaway, supported by Commissioner Eaton to approve the agenda for June 20, 2012 as presented with the elimination of Business Item # 1, 205-207 W. Main Street; and the addition of Business Item # 3, National Registry Update.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Hathaway, supported by Commissioner Wilson to approve the minutes for the meeting of May 16, 2012.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of May 16, 2012

PUBLIC COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) 205-207 W. Main Street – Façade Application – canceled by request of applicant

2) 112 W. Exchange Street – Façade Application

Ms. Sarah Warren-Riley, Housing Program Manager, clarified that it would be a cleanup and repaint, not a paint removal. Petitioner Steven Sobak spoke about the repairs and window replacements.

6:07 p.m. Commissioner Van Epps arrived.

There are no rental units at this structure at this time per Mr. Sobak. Discussion continued between Mr. Sobak and the commission about window replacements; the tile at the street façade;

the brick on the front and east side of the structure; the architectural ornamentation on the east side of this structure; and paint stripping. The signage has not been finalized. Mr. Sobak may come back to the commission at a later date for that request.

Motion by Commissioner Eaton, supported Commissioner Hathaway to allow the Owosso Downtown Historic District Commission, finding that the exterior improvements at 112 West Exchange Street meets 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 conditioned upon the following:

- 1. The existing architectural ornament on the east side (where the building meets the building at 110 W. Exchange St.) be retained.**
- 2. If replacement windows to match the existing windows in the second story cannot be found, the Historic District Commission must review and approve the style and placement of the alternative window replacements.**
- 3. If the windows in the third floor cannot be repaired they will be replaced with windows that match the profile of the existing windows.**

Yeas: All. Motion was passed.

Chairman Newman complimented Mr. Sobak on the building to the west of this one that he had completed a façade improvement a few years ago.

3) Update on the National Registry

Ms. Warren-Riley said she spoke with Kelly Larson, Design Specialist, State Historic Preservation Office (SHPO). By the end of July, Ms. Larson wants to have a meeting regarding the application for the National Registry. She asked the Commission what local historians they would want involved. Chairman Newman suggested Lorraine Weckwert. He and Commissioner Wilson would both like to attend at least the first meeting. Ms. Warren-Riley said that by mid September they will have a recommendation from the contractor for recommended boundaries and will expect commentary from HDC on these. A report will be made on the SRI, but it will not be included in the district or nomination.

ADJOURNMENT:

Motion by Commissioner Hathaway, supported by Commissioner Eaton to adjourn the meeting at 6:53 p.m.

Yeas: All. Motion was passed.

Phil Hathaway, Secretary