

*OWOSSO
Historic District
Commission*



Regular Meeting
6:00 p.m., May 20, 2015
Owosso City Council Chambers

Regular Meeting Agenda
Owosso Downtown Historic District Commission

Wednesday May 20, 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: May 20, 2015

Review and approval of minutes: April 15, 2015

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of April 15, 2015 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 122-124 E. Main Street – Marquee Application
- 2) 207 N. Washington Street – Façade improvement Application
- 3) 108 W. Main Street – Sign Application
- 4) 202 W. Exchange Street. – Parge Remedy

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 152005-01 – 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 152005-02 – Approval of Minutes

Motion: _____
Support: _____

The Owosso Historic District Commission hereby approves the minutes of April 15, 2015 as presented.

Ayes: _____
Nays: _____

Approved: _____ Denied: _____

Resolution 152005-03 – 122-124 E. Main Street

Motion: _____
Support: _____

☐ **Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **122-124 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 upon the following:

1. _____
2. _____
3. _____

OR

☒ **Notice to Proceed**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **122-124 E. 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 **122-124 E. 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 152005-04 – 207 N. Washington Street

Motion: _____

Support: _____

☐ **Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **207 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 **207 N. Washington 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 **207 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 152005-04 – 108 W. Main Street

Motion: _____
Support: _____

☐ **Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **108 W. 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 **108 W. 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 **108 W. 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 152005-04 – 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 Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 152005-05 – 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: May 18, 2015
TO: Chairman Scott Newman and the Downtown Historic District Commission
FROM: Joshua Adams; Executive Director, Owosso Main Street/DDA
RE: Regular HDC Meeting – May 20, 2015

Please see the enclosed packet for the May 20, 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:

- **122-124 E. Main Street** – Application to install two, new electrical billboards for the sides of their marquee.
- **207 N. Washington Street** – Façade improvement application – proposes replacement of wood siding, trim, and aluminum flashing. Note: this property was previously approved for a façade grant and received design services from Michigan Main Street. Due to the cost of the project the property could not commit to the grant. The owner is choosing to adopt many of the elements within the prior design services to this current application.
- **108 W. Main Street** - Sign replacement application – proposes to remove existing signage and install new signage or paint over and use existing sign.
- **202 W. Exchange St.** – Review remedies to parge coating to the building's façade. Please note that the property owner applied one coat of parge to the façade prior to applying for a certificate of appropriateness with the HDC.
- 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 the REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
WEDNESDAY, APRIL 15, 2015, 6:00 p.m.
COUNCIL CHAMBERS

MEETING CALLED TO ORDER at 6:01 pm by Chairman Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson.

PRESENT: Chairman Scott Newman; Vice-Chairman Vincent Gonyou; Commissioners Lance Omer, Matthew Van Epps and Gary Wilson.

ABSENT: Commissioner Phillip Hathaway; vacancy.

OTHERS IN ATTENDANCE: Mr. Josh Adams, Owosso Main Street Manager; Ms. Susan Montenegro, Assistant City Manager / Director of Community Development; Mr. Adam Voss, Smith & Voss, 112 W. Main Street; and Mr. Robert Dedic, 202 W. Exchange Street.

AGENDA APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Omer to approve the agenda for April 15, 2015 as presented.
Yeas all. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Van Epps, supported by Commissioner Gonyou to approve the minutes of the meeting for November 19, 2014 as presented.
Yeas all. Motion was passed.

Communications:

1. Staff Memorandum
2. Meeting minutes of November 19, 2014

Public / Commission Comments: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 112 W. Main St. – Sign Application

Mr. Adam Voss (one of the owners of this business) was in attendance. The Mootzie sign is still in place with his vinyl sign stretched over it which is intended to be temporary. He is waiting for Don Marrah to remove the Mootzie sign before they can put up their permanent sign. He is preparing to purchase his sign. When he gets the materials for the sign, they will remove their sign and Mootzie's lettering, and attach to the sign with white and gold letters.

Mr. Voss said the new sign would have 19" raised letters. When the temperature is above 70 degrees, he will stretch out the current sign to remove the wrinkles.

Commissioner Wilson noted that the Commission suggests that the material should be wood or metal; not plastic. The light should come from the exterior, but not the interior. We have no control over written content.

Motion by Commissioner Van Epps supported by Commissioner Omer that the Owosso Downtown Historic District Commission grant Smith & Voss a Notice to Proceed at 112 W. Main Street with authority for a temporary sign not to exceed six months with an option to come back and renew.

Yeas all. Motion carried.

Mr. Voss stated that when he comes back in four to six months he will show them materials, size, and lighting. Discussion followed about lighting from behind and the perimeter.

2. 202 W. Exchange Street – Parge Application

Mr. Robert Dedic, building owner, was in attendance. He had been to other meetings about façade changes. He had also spoken with Mr. Adam Zettel and didn't get a clear answer about blasting or stripping, so he decided to put on textured paint.

Chairman Newman said that parge is like a cement that is spread over the bricks. Mr. Dedic said it was rolled on. The brick was not real good at the top of the building. Brick was coming apart. He wanted to paint it a taupe color. It is a thick looking paint and was applied with a textured roller with nap. Commissioner Wilson was online and said the product is described as a stucco wall system.

Mr. Dedic said you can still see the lines of the brick through it. Mr. Wilson said it obscures the original façade. You should have come before this Commission before the application was made.

Mr. Dedic said he talked to Mr. Zettel and asked what can I do. Paint? He decided to use a thick paint to bury the nasty brick. I asked Mr. Zettel about blasting or stripping. He said that the chemicals going down in the water system was a problem. We just didn't talk about it anymore. I just thought I'm going to put something on it because it was needed.

The Commission agreed that he doesn't qualify for a façade grant any longer. Commissioner Van Epps said that we have denied others who didn't fit the criteria. You have put us in a bad position. I guess I'd like to see what other proposals exist. This is probably incredibly impossible to remove. We could request that you remove all the brick, but that's incredibly punitive or we can ask you to put on another façade.

Commissioner Wilson asked if we still have other façade consultations through SHPO. Mr. Josh Adams, Owosso Main Street Manager, said yes they are coming out to look at the J&S Firestone building. Maybe they can look at this building to see what could be acceptable to the standards.

Mr. Dedic asked what about the Sobak building. Commissioner Van Epps responded that they came to us just as we began. There was no façade and it was a noncontributing building. Yours is a contributing building. We don't want to make an example out of you, nor do we want to let it pass as an open invitation for anyone to plead innocent and be allowed to violate the standards.

Chairman Newman noted that we have a contributing building with irreparable damage to 100 year old brick. Now we are not able to remove it. Maybe we can reach out to the manufacturer of the parge to see what they recommend. Per Commissioner Wilson, you have to remove all the mortar down 1.5 inches which Mr. Dedic didn't do.

Chairman Newman said as a Commission, we can pass the matter on to a city attorney which results in a fine up to \$5,000; plus a requirement that the bricks be put back to restoration. We

hope that we all want what is best for the historic building. He really likes the idea of contacting the manufacturer about its removal. He would like keep it within the Commission.

Mr. Dedic doesn't want to do this alone. He wants to help the Commission. Chairman Newman asked him if he picked the material. Yes, Mr. Dedic did.

Motion by Commissioner Wilson, supported by Commissioner Van Epps to postpone any action by the Commission at this time; contact Mr. Adam Zettel for his comments; contact the lead officers of state preservation; and to contact the producers of the product for their advice on the removal of the product.

Yeas all. Motion carried.

It was discussed to revisit this issue at the next regularly scheduled meeting on May 20th. The Commission wants to work together with Mr. Dedic. We can't just let someone take actions on a contributing building without taking further actions. We want to come up with something that works for everybody.

Motion by Commissioner Wilson that the city resends the information about the standards in the district and the secretary standards to all building owners in the district.

Discussion about sharing e-mail addresses that Mr. Adams seems to have. Send notices to business owners also regarding signs.

Support by Commissioner Van Epps.

Yeas all. Motion carried

Mr. Adams suggest that a notice go out twice a year.

ADJOURNMENT:

Chairman Newman adjourned the meeting at 6:47 p.m. until May 20, 2015 at 6 p.m.

Phil Hathaway, Secretary

mms

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: 4-29-15

Property Address: 122-124 E MAIN Owner's Name: Owosso Community Players

Phone One: 517-862-8682 Other Phone: 989-723-4003 Email: Linda@owossoplayers.com

Applicants Address: 5076 L. AVE DR Owosso Applicants Name: Linda Keenan

Phone One: 517-862-8082 Other Phone: 989-723-4003 Email: Linda@owossoplayers.com

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*. N/A

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

Applicant's Signature Linda Keenan

Property Owner's Signature Linda Keenan for Owosso Community Players

Please contact Josh Adams for further information 989.494.3344 during business hours, or 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.



Owosso Community Players
114 East Main Street, Suite 222
Owosso, MI 48867
Box Office 989.723.4003

TO: Owosso Historic District Commission

FROM: Linda Keenan, Interim Executive Director
Owosso Community Players

DATE: April 29, 2015

RE: Lebowsky Center Marquee

As you are no doubt aware, the Owosso Community Players have rebuilt the Lebowsky Center after the 2007 devastating fire. We hope you are as proud of this accomplishment as we are.

Unfortunately, we were unable to fund the re-construction of the historic marquee.

Happily, OCP has received a grant from the Michigan Council for Arts and Cultural Affairs which allows us to proceed with the repair of the marquee.

We are asking your approval of the design which calls for two electronic billboards for the sides of the marquee.

Attached is a letter from historic theater architect Edward Francis who reviewed the Secretary of the Interior's Standard for the Treatment of Historic Properties. In it, he references the billboard and the electronic graphic program that will replicate the original opaque lettering.

Also attached are the structural recommendations as provided by Dingens Architects.

Finally, we have included a photograph of New York City's Apollo Theater which has the electronic billboard. This is the historic image the Owosso Community Players would like on our marquee.

Thank you for your consideration of our request.

Attachments

Dingens

ARCHITECTS

1109 E. King St.
Corunna, MI 48817
(989) 743-6004
(989) 277-5919 cell

April 4, 2014

Owosso Community Players
Linda Keenan
122 East Main Street
Owosso, MI 48817

Re: Structural Recommendations – Marquee Improvements 2014

Dear Mrs. Keenan:

At the request of and authorization by Phil Hathaway, we have investigated the impact of adding (2) LED signs weighing 2025 lbs. total within the existing marquee signs. We have found this to be possible and feasible, and that limited structural as well as roofing improvements are necessary.

Please review that attached drawing, which includes calculations confirming the necessary strength within the existing supports steel rods. We needed to look closely at the connections as well, and found deficiencies in the rod to steel frame connection within the projected marquee frame. We have determined the need to reinforce the connections, and have estimated the cost of same in the attached Preliminary Opinion of Project Cost, based on preliminary indicated connection reinforcement solutions.

We have further determined that the roofing has only one roof drain, which is susceptible to blockage and therefore could cause excess water accumulation. We recommend either an overflow scupper or a second, slightly elevated roof drain (or both), each to be adjacent to the existing roof drain at the low point in the roofing plane. The provision of either one of these measures is also included in the Preliminary Opinion of Project Cost, based on preliminary indicated overflow solutions.

Please call me with any questions at 277-5919, or email jed@dingensarchitects.com

Sincerely yours,
DINGENS ARCHITECTS

Jed Dingens

By: Jed Dingens, AIA, LEED AP, NCARB

Enclosures

pc: Phil Hathaway

- GENERAL NOTES:**
1. Dimensions are to face of rough framing and to outside actual face of masonry or concrete, concrete, and to center of structural members, unless otherwise indicated.
 2. Corners and other details shall be as shown on drawings, unless otherwise indicated.
 3. Corners and other details shall be as shown on drawings, unless otherwise indicated.
 4. Dimensions and notes shall be as shown on drawings, unless otherwise indicated.
 5. Dimensions and notes shall be as shown on drawings, unless otherwise indicated.
 6. Dimensions and notes shall be as shown on drawings, unless otherwise indicated.

EXCAVATION NOTES:

1. Foundations are designed to bear on native virgin soil with bearing capacity of 2000 psi at 3'-6" below ground level. If soil conditions are found to be inadequate, the contractor shall be responsible for deepening or augmenting footings. Do not place any foundations on the frozen ground.
2. Excavation shall be to a minimum depth of 3'-6" below finished floor level, unless otherwise indicated.
3. Excavation shall be to a minimum depth of 3'-6" below finished floor level, unless otherwise indicated.
4. Excavation shall be to a minimum depth of 3'-6" below finished floor level, unless otherwise indicated.
5. Excavation shall be to a minimum depth of 3'-6" below finished floor level, unless otherwise indicated.
6. Excavation shall be to a minimum depth of 3'-6" below finished floor level, unless otherwise indicated.

CONCRETE NOTES:

1. All concrete shall conform to ACI 308-R, concrete with ASTM C800.
2. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
3. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
4. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
5. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
6. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.

MASTERS NOTES:

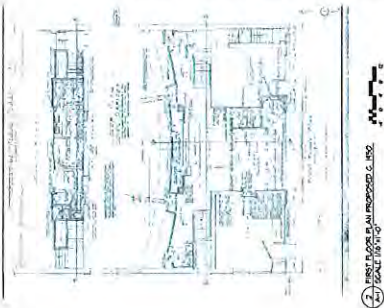
1. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
2. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
3. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
4. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
5. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
6. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.

REINFORCING STEEL NOTES:

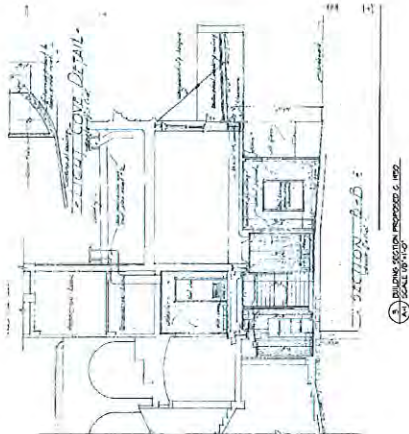
1. All reinforcing steel shall conform to ASTM A63, Grade 60 and shall be placed in concrete to allow inspection and correction, if necessary, without delaying the concrete placement.
2. Provide bent corner bars in all walls, footing etc. of the same size and number as the continuous bars.
3. All splices for reinforcing steel shall be a minimum of 33" long.
4. All splices for reinforcing steel shall be a minimum of 33" long.
5. All splices for reinforcing steel shall be a minimum of 33" long.
6. All splices for reinforcing steel shall be a minimum of 33" long.

MASTERS NOTES:

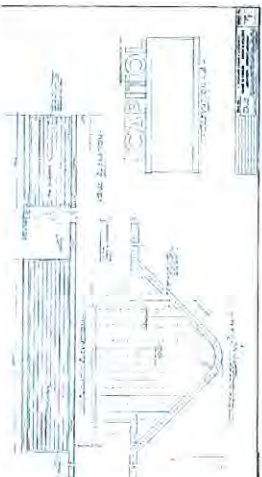
1. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
2. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
3. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
4. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
5. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.
6. Foundations - 3000 psi, 28 day comp strength concrete with 6% entrained air.



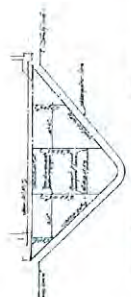
1. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 2. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 3. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 4. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 5. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 6. FOUNDATION SHALL BE AS SHOWN ON DRAWING.



1. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 2. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 3. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 4. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 5. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 6. FOUNDATION SHALL BE AS SHOWN ON DRAWING.



1. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 2. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 3. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 4. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 5. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 6. FOUNDATION SHALL BE AS SHOWN ON DRAWING.



1. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 2. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 3. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 4. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 5. FOUNDATION SHALL BE AS SHOWN ON DRAWING. 6. FOUNDATION SHALL BE AS SHOWN ON DRAWING.

Osso Community Players
Marquee Structural Analysis
114 E. Main Street
Owosso, MI 48867



DATE: April 4, 2014
114 E. Main Street
Owosso, MI 48867
114 E. Main Street
Owosso, MI 48867

Dingens ARCHITECTS

FIRST FLOOR PLAN
SHEET A

Owosso Community Players - 2014 Marquee Improvements

Preliminary Opinion of Probable Project Costs

4/03/2014

<u>Required Element</u>	<u>Cost Estimate</u>
Overflow control - Add flashed scupper or second 1.25" elevated roof drain	\$1,100 est.
Structural - Barricade sidewalk below & shore marquee, 3 points in steel frame	\$750 est.
Structural - Open roofing & curbs at (2) rod penetrations to access connections	\$300 est.
Structural - Clean accessible steel frame for durability improvement	\$500 est.
Structural - Reinforce rod to beam connections with U-plates and welds	\$1,100 est.
Structural - Add telescoped steel sub-frame angles, bolts, 8" sign back-boxes	\$2,000 est.
Structural - Clean, grind, prime and paint accessible steel frame & connections	\$500 est.
Roofing repair - Add walking pad at base of east window	\$400 est.
Roofing repair - Re-curb and lash in steel rod penetrations	\$400 est.
Roofing repair - Hem attic access hatch and seal corners	\$300 est.
Flashing repair - Repair flashing 3' section at the top of the marquee wall	\$450 est.
Marquee face improvements - Adjustments and preparation for new sign inserts	\$600 est.
New Signage - Provision of (2) LED signs with 15% contingency - Edwards	\$62,100 est.
New Signage - Mounting and leveling of of (2) LED signs	\$4,000 est.
Marquee aesthetic improvements - Appearance maintenance items	\$2,000 est.
Marquee face improvements - Final adjustments and coordination	\$600 est.
Electrical - Provide power and connect signs and disconnects	\$1,200 est.
Electrical - Relamp all running lights and back lights	separate est.
General Contractor or Construction Manager 22.5%	\$17,618 est.
Architecture/Engineering Structural Recommendations	\$400
Architecture/Engineering Preliminary Opinion of Project Cost	\$400
Architecture/Engineering Design Services - to include reimbursable expenses	\$1,500 est.
Project Review Fees and Permits:	\$800 est.
 Total Project Cost Estimate:	 \$99,018 est.
Contingency 7.5%	\$7,426 est.
 Project Cost Estimates w/ Contingency:	 \$106,444 est.

February 25, 2015

Mr. Charlie Keenan
President
Owosso Community Players
114 E. Main Street
Owosso, Michigan 48867

Dear Mr. Keenan:

This letter responds to your request for a statement on the historical appropriateness of rehabilitating the existing marquee at the Lebowsky Center. The Secretary of the Interior's "Standards for the Treatment of Historic Properties" serves as the framework of my response.

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The property will continue to be used as a theater – its historical use.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property will be avoided.**

The historic character of the marquee, circa 1950, will be retained and preserved.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The historic marquee frame will be retained, however an electronic billboard will infill the original frame. An electronic graphic program will replicate the original opaque lettering.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The circa 1950 marquee over the last 60+ years has acquired historic significance and will be retained.

5. **Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, will be preserved.**

The original back-lighting effect, running border lights and soffit bulbs will be preserved.

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The marquee super-structure will be reinforced and the porcelain panels, which are in good condition, will be repaired and maintained.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Existing materials will be cleaned using mild detergents and natural bristle brushes. Abrasives will not be used.

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Not applicable.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.**

Not applicable.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Not applicable.

It is my understanding that two local signage companies have visited the site and inspected the marquee. It is further my understanding that they will complete the marquee rehabilitation in conformance to the "Standard for the Treatment of Historic Properties".

Yours Truly,

RESENDES DESIGN GROUP

A handwritten signature in dark ink, appearing to read "Edward D. Francis", written over a horizontal line.

Edward D. Francis, FAIA, Historic Architect
Principal



Flint (810) 232-9950
Owosso (989) 723-8239



MURAMEOLA LEO DISPLAYS
RANCHO CORONA, CA
APOLLO THEATRE

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: 5/18/15

Property Address: 207 N. Washington Owner's Name: Mike & Susan Treen

Phone One: 989-724-2253 Other Phone: 989-444-8295 Email: sktreen@gmail.com

Applicants Address: 2095 Copas Rd Applicants Name: Mike & Susan Treen

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*. _____

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

Applicant's Signature Susan K Treen

Property Owner's Signature Susan K Treen

Please contact Josh Adams for further information 989.494.3344 during business hours, or 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.

Date: May 11, 2015

Jeremy Martin/Martin Construction

1100 N. Hickory St.

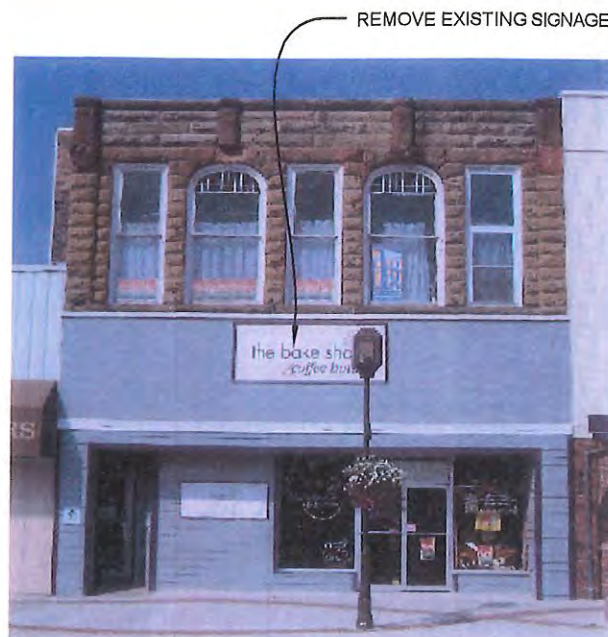
Owosso, Mi. 48867

Ph. 989-277-6266

Lic. # 2101192309

Susan Treen-remodeling estimate for Apple Tree Lane @ 207 N. Washington St:

- *Remove old osb from front of building. (9 pc.)
- *Install additional nails to all existing 1x4 trim on the front of building.
- *Install new aluminum flashing to bottom edge of plywood area to overlap lower trim.
- *Install ¾" plywood to front of building.
- *Install 1 5/8" x ¼" lattice trim every 16" vertically, to cover seams and add dimension.
- *Install exterior caulking to all seams and edges of new wood.
- *Install new 1x4 cedar board to the top of new plywood, under existing flashing to fill gap.
- *Prime all new wood with one coat of Kilz brand, oil based primer.
- *Paint all new wood with 2 coats of Behr brand, Premium paint. (color to be picked by owner)
- *Permit included.
- *All labor, materials, and trash removal included.



REMOVE EXISTING SIGNAGE

01 | EXISTING CONDITIONS

A1 | NOT TO SCALE

COLOR LEGEND (NOT FOR COLOR MATCH)

- A SHERWIN WILLIAMS
SW 6123 - BAGUETTE
- B SHERWIN WILLIAMS
SW 6106 - KILIM BEIGE
- C SHERWIN WILLIAMS
SW 6991 - BLACK MAGIC

AWNING COLOR LEGEND (NOT FOR COLOR MATCH)

- E AWNING - SUNBRELLA
#4814 - EASTLAND CLASSIC



02 | PROPOSED FACADE - EAST ELEVATION

A1 | NOT TO SCALE

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.
2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.
3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.
4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

No.	Revision	Date



TREEN
207 N. WASHINGTON ST.
OWOSSO, MI 48867

Project
Y2 - OWOSSO
Date
12 / 2010
Scale
NO SCALE

A1

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: 5-11-15

Property Address: 108 W. Main St. Owner's Name: _____

Phone One: _____ Other Phone: _____ Email: _____

Applicants Address: 108 W. Main St. Applicants Name: Adam Voss

Phone One: (989) 413-2183 Other Phone: (989) 725-1612 Email: avoss04@hotmail.com

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.

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.



MAKER

Mystic Visions

108