

*OWOSSO
Historic District
Commission*



Regular Meeting
6:00 p.m., May 17, 2015
Owosso City Council Chambers

Regular Meeting Agenda
Owosso Downtown Historic District Commission

Wednesday June 17, 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: June 17, 2015

Review and approval of minutes: May 20, 2015

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of May 20, 2015 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 155 E. Main Street – Perpendicular Blade-sign Application
- 2) 200 W. Main Street – Perpendicular Blade-sign Application
- 3) 109 E. Comstock Street. – Mural 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.]

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 151706-01 – 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 151706-02 – 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 151706-03 – 115 E. Main Street

Motion: _____

Support: _____

☐ **Certificate of Appropriateness**

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 upon the following:

1. _____
2. _____
3. _____

OR



Notice to Proceed

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **115 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 **115 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 151706-04 – 200 W. Main Street

Motion: _____
Support: _____

☐ Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **200 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 **200 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 **200 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 151706-04 – 109 E. Comstock Street

Motion: _____
Support: _____

☐ **Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **109 E. Comstock 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 **109 E. Comstock 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 **109 E. Comstock Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 151706-05 – 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: June 12, 2015
TO: Chairman Scott Newman and the Downtown Historic District Commission
FROM: Joshua Adams; Executive Director, Owosso Main Street/DDA
RE: Regular HDC Meeting – June 17, 2015

Please see the enclosed packet for the June 17, 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:

- **115 E. Main Street** – Application to install a perpendicular blade sign for a first-floor business.
- **200 W. Main Street** – Application to install a perpendicular blade sign for a first-floor business.
- **109 E. Comstock Street** – Discussion of the restoration of the “Wildermuth Hotel” mural located on the third-story of the subject building. Gregg Bugala, a local mural artist would be conducting the work.
- 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, MAY 20, 2015, 6:00 p.m.
COUNCIL CHAMBERS

MEETING CALLED TO ORDER at 6:00 p.m. by Chairman Newman

ROLL CALL was taken by Marty Stinson.

PRESENT: Chairman Scott Newman; Secretary Philip Hathaway, Commissioners Lance Omer, Matthew Van Epps and Gary Wilson.

ABSENT: Vice-Chairman Vince Gonyou.

OTHERS IN ATTENDANCE: Susan Montenegro, Assistant City Manager / Director of Community Development; Josh Adams, Owosso Main Street Manager; Linda Keenan, Owosso Community Players; Jeremy Martin, contractor for Apple Tree Lane, 207 N. Washington; Adam and Casey Voss, 108 W. Main Street.

AGENDA APPROVAL: Motion by Commissioner Van Epps and supported by Commissioner Hathaway to approve the Agenda for May 20, 2015 as presented.
Yeas all. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Wilson and supported by Commissioner Hathaway to approve the minutes of the meeting for April 15, 2015 with the correction of page three, second paragraph, second sentence to read, "He wants the help of the Commission."
Yeas all. Motion was passed.

Communications:

1. Staff Memorandum
2. Meeting minutes of April 15, 2015

Public / Commission Comments: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 122 E. Main St. – Marquee Application for the Lebowsky Center

Commissioner Hathaway excused himself from voting on this application because he is involved with the theater committee.

Linda Keenan, Interim Executive Director of the Owosso Community Players asked the board to approve the plan for the marquee. During the initial reconstruction after the fire, the plans for the marquee were cut from the plan due to expenses. She explained that this is a 1950's look with the red panels. They don't want to tear down the marquee per the guidelines. They have received a grant from Michigan Council for Arts and Cultural Affairs with the rebuilding of the marquee. Ms. Kennan distributed a picture from the '50's of the Apollo Theater from New York.

The Lebowsky marquee needs to be updated for patron and volunteer's safety from 20 ft. ladder next to M-21 and various weather conditions. It will look like 1950, but will have LED panels. There will be two panels on the sides. The yellow lights will be energy efficient. The theater is a Leadership in Energy and Environmental Design (LEED) certified building. The plans meet all standards for historic according to Ed Francis, historic theater expert. It will have traditional black and red lettering and displays will be static. The policy is not to advertise for profit organizations. OPC will adhere to downtown ordinances. There will be no direct lighting into residences, etc.

Commissioner Van Epps asked if the yellow LED light bulbs would be allowed to track. Yes. But that was allowed before. There will be no search lights allowed. Same as it was as if there was no fire.

Commissioner Wilson commented that the letter from Mr. Francis satisfied any questions he would have. It should be eligible for certificate of appropriateness.

6:20 p.m. Commissioner Hathaway left the room.

Commissioner Omer asked if this is this high definition. The answer was yes.

Motion by Commissioner Wilson, supported by Commissioner Omer that 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. Movement on the screen and animation will be left off;**
- 2. The LED marquee lighting will replicate the previous Owosso Community Players sign.**

Yeas all. Hathaway abstained. Motion was passed.

Commissioner Hathaway was brought back to the room.

2. 207 N. Washington Street – Façade Improvement Application

Contractor Jeremy Martin was present. He described the project which will be minus the awning. The OSB that is peeling will be replaced and he will remove the outer layer to the stud framing and reapply with a raised panel look.

Mr. Josh Adams, Main Street Director, mentioned this was the design that Main Street suggested for Façade Design a couple years ago. Discussion about signs followed. She now has a window sign. Back behind sign and awning, Mr. Martin is replacing that area with real wood. OK with goose neck lighting per the board, though they may not be doing it at this time. This building is a contributing structure.

Motion by Commissioner Van Epps, supported by Commissioner Hathaway that 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 directs staff to issue a Notice to Proceed for the work and building permit application as applied for and illustrated.

Yeas all. Motion was passed.

3. 108 W. Main Street – Sign Application

Mr. Adam Voss wants to change the sign at 108 W. Main. This will be a lounge barber shop – an old vintage barber shop. He wants to paint the sign black and remove the Mystic Vision sign, and use flat vinyl lettering with vintage font. He can have smooth flat vinyl sign board. He also asked if he could paint the brick black. Voss also asked about the steel overhang – could he take it down. The metal is very rusted above the awning.

Chairman Newman thought it was 50's style. We're not supposed to paint brick. Commissioner Wilson noted that if we allow brick to be painted, we lose our credibility. We also have a case pending about painted brick.

Commissioner Hathaway noted that when Gordon Graham was working in town, he painted bricks because they were soft. Mr. Hathaway didn't see these as soft bricks. Discussion about painting just the face of brick without setting a precedent. Commissioner Wilson talked about painting to match the brick on the second floor.

Materials for the sign per Commissioner Wilson should be consistent at the time when the building was built. Vinyl wouldn't be consistent at the time of the building. Mr. Voss asked about the style of lettering. Gary commented that it's the materials and lighting that this commission is concerned about.

7 p.m. Mr. Adam Voss left for an appointment; Mrs. Casey Voss replaced him at the podium.

Mr. Josh Adams called Mr. John Beilfuss at Lula's and asked if his sign had vinyl lettering. Mr. Beilfuss replied that it was synthetic and not hand painted. It was recommendation by Commissioner Hathaway for Mr. Adams to review administrative sign policy. Van Epps reviewed some of the Rob McKay letter, and commented about Lula's sign. Phil commented that he likes relief and textures. Commissioner Wilson liked the language from Rob McKay – basically saying it's a judgment call.

Motion by Commissioner Van Epps, seconded by Commissioner Hathaway finding that the proposed sign 108 W. Main 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 and building permit application as applied for and illustrated with an interest of dimensionality with vinyl lettering with vinyl backing that fits the marquee.
Yeas all. Motion was passed.

Motion by Commissioner Omer, seconded by Commissioner Hathaway finding that the proposed painting of the brick at 108 W. Main 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 to paint brick, but not to paint the mortar to match the original brick above.
Yeas all. Motion was passed.

Per Mrs. Voss, the inside of the building is going to be really cool with the antique styling and items that have been found at this building.

4. 202 W. Exchange Street – Parge Remedy

Mr. Dedic was invited to this meeting with no response. He was not in attendance. Commissioner Wilson talked to a technical consultant about the makeup of the product on the building. It was recommended to use 505 to remove the parge. Per Chairman Newman much of

the application was done improperly and it will eventually be easy to remove. Per Commissioner Van Epps, we should send a letter instead of pursuing prosecution.

Mr. Adams suggested testing on the left side where it is thickest. The rest should come off. Commissioner Wilson said it's not the easiest thing to do. It may take multiple applications to do. Discussion continued about the parge / paint.

Motion by Commissioner Wilson, supported by Commissioner Omer to send Mr. Dedic a letter about removing the parge with the product 505 with an appropriate time to do it. He is to start by July 1st and complete the project this construction season. This is to be done under the supervision of the city. The surrounding area has to be protected because this is caustic material and could take paint off of cars. Manufacturer's instructions are to be followed.

Yeas all. Motion was passed.

Public Comments: None

Board Comments: None

ADJOURNMENT:

It was moved by Commissioner Van Epps and supported by Commissioner Hathaway to adjourn at 7:35 p.m. until June 17, 2015.

Yeas all. Motion was passed.

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: 6-12-15

Property Address: 115 E. MAIN ST. Owner's Name: MIKE Erforth

Phone One: 989-723-5746 Other Phone: NA Email: abidinginthevine1@hotmail.com

Applicants Address: 115 E. MAIN ST Applicants Name: CORRINE Adams

Phone One: 989-723-5746 Other Phone: NA Email: abidinginthevine1@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*. yes

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

Applicant's Signature Corrine Adams

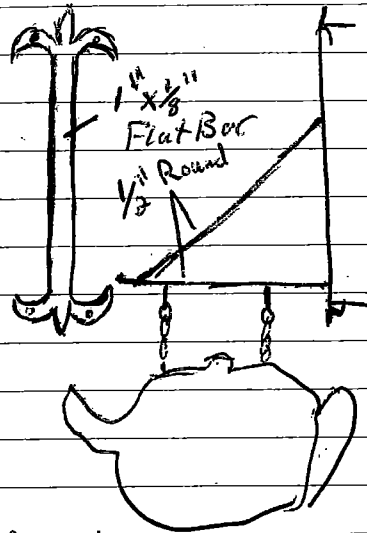
Property Owner's Signature _____

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.



MILD Steel
4 Lag Bolts

Sign material

- Plywood
- Acrylic Paint
w/ polyurethane
seal
- screws

Bracket material

- mild steel
hand forged

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

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 - 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: 6/10/15

Property Address: 200 W. Main Owner's Name: Rebecca Barett

Phone One: 989-413-5088 Other Phone: 989-413-3272 Email: angelayes.1964@hotmail.com

Applicants Address: 9895 W. M21 Applicants Name: Rebecca Barett

Phone One: Same 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 Rebecca Barett

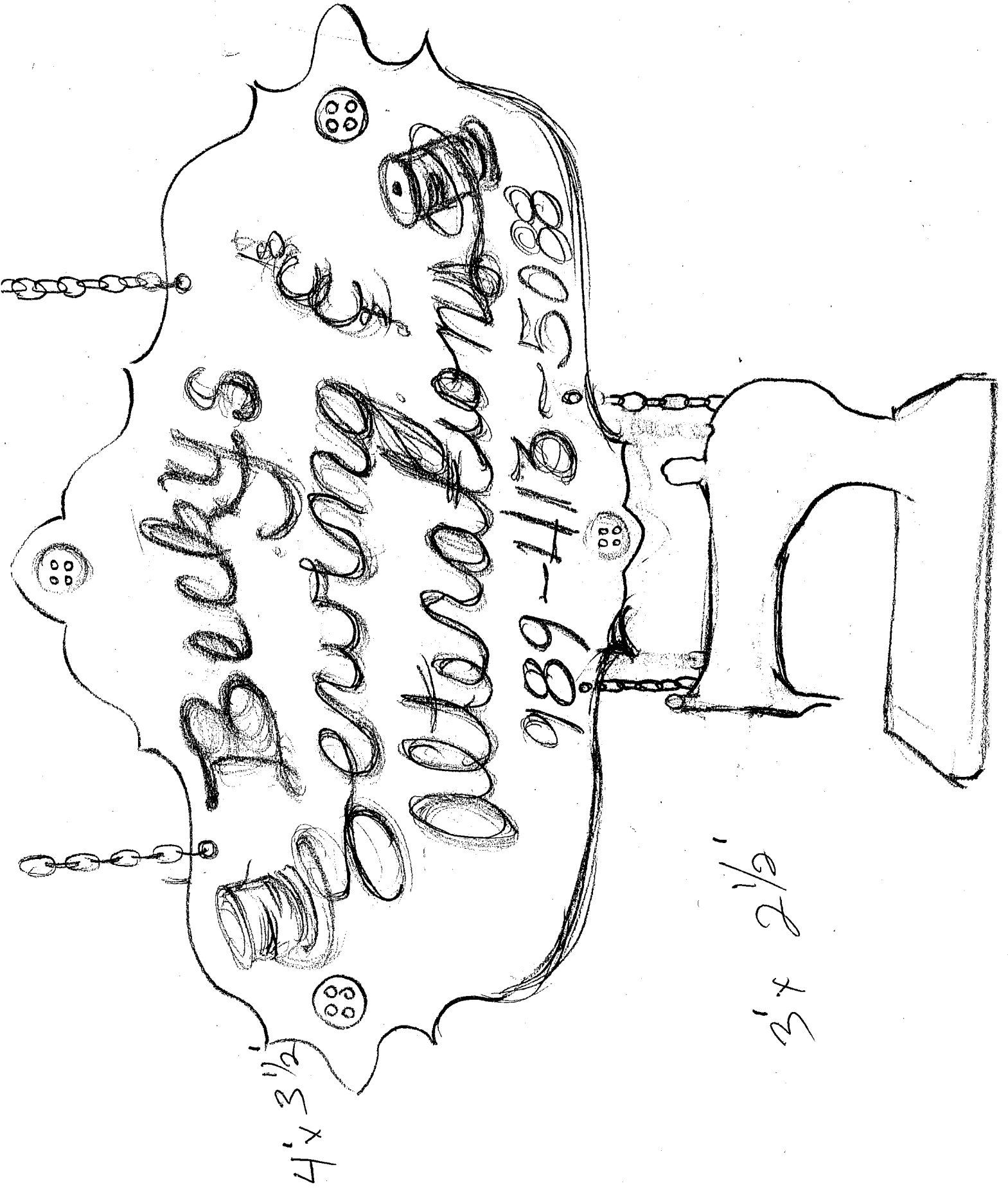
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"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.



4' x 3 1/2'

3' x 2 1/2'