

*OWOSSO
Historic District
Commission*



Regular Meeting
6:00 p.m., August 19, 2015
Owosso City Council Chambers

Regular Meeting Agenda
Owosso Downtown Historic District Commission

Wednesday August 19, 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: August 19, 2015

Review and approval of minutes: July 15 & August 12, 2015

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of July 15 & August 12, 2015 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 109 E. Comstock Street – Mural Application
- 2) 218 N. Park Street – Façade Painting Application
- 3) 118 S. Washington St. – Rear Façade Improvements

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, August 19, 2015, 6:00 p.m.

Owosso City Council Chambers,
301 W Main St., Owosso, MI 48867

Resolution 151908-01 – 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 151908-02 – Approval of Minutes

Motion: _____

Support: _____

The Owosso Historic District Commission hereby approves the minutes of June 17, 2015 as presented.

Ayes: _____

Nays: _____

Approved: _____

Denied: _____

Resolution 151908-03 – 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 151908-04 – 218 N. Park Street

Motion: _____

Support: _____



Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **218 N. Park 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 **218 N. Park 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 **218 N. Park Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 151908-05 – 118 S. Washington Street

Motion: _____

Support: _____

☐ **Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **118 S. 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 **118 S. 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 **118 S. 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 151507-06 – Adjournment

Motion: _____

Support: _____

The Owosso Downtown Historic District Commission hereby adjourns the April 15, 2015 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: _____ Denied: _____



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MEMORANDUM

DATE: August 14, 2015
TO: Chairman Scott Newman and the Downtown Historic District Commission
FROM: Joshua Adams; Executive Director, Owosso Main Street/DDA
RE: Regular HDC Meeting – August 19, 2015

Please see the enclosed packet for the August 19, 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:

- **109 E. Comstock Street**– Application for a mural restoration
- **218 N. Park Street** – Application for painting of façade
- **118 S. Washington Street** – Rear façade improvements

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, JULY 15, 2015, 6:00 p.m.
COUNCIL CHAMBERS

MEETING CALLED TO ORDER at 6:02 p.m. by Vice-Chairman Gonyou.

ROLL CALL was taken by Marty Stinson.

PRESENT: Vice-Chairman Vince Gonyou; Secretary Philip Hathaway; Commissioners Lance Omer, Matthew Van Epps and Gary Wilson.

ABSENT: Chairman Scott Newman.

OTHERS IN ATTENDANCE: Susan Montenegro, Assistant City Manager and Director of Community Development; Josh Adams, Owosso Main Street Manager; Timothy Baise, 218 N. Park Street; Dr. Tom Hall II, 122 N. Washington St.; Bob Dedic, 202 W. Exchange St.; Jillian Niles, 202 W. Exchange St.; Tim Rath – Argus Press.

AGENDA APPROVAL: Motion by Commissioner Hathaway and supported by Commissioner Wilson to approve the agenda for July 15, 2015 as presented. Yeas All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Van Epps and supported by Commissioner Omer to approve the minutes of the meeting for June 17, 2015. Yeas all. Motion was passed.

Communications:

1. Staff Memorandum
2. Meeting minutes of June 17, 2015

Public / Commissioner Comments: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 122 N. Washington St. – Mural Application

Dr. Tom Hall wants to add a mural on the north side of 122 N Washington and wants it to depict the historic downtown. He doesn't want to limit it to "eyes" (his profession). Josh Adams, Owosso Main Street Director, looked at Section 26-18, works of art of a non-commercial sign are not regulated. Commissioner Hathaway hasn't had a lot of experience of this type before. Side walls have been recommended previously and this goes on all around the country. Many side walls have been recommended. This is on a side street. Taste is hard thing to regulate. There are no structural elements to regulate here. The Issue is not black and white per Hathaway. Scale is important to proportion of

wall. There is a downtown organization that we can make contact with.

Discussion continued regarding the mural painting. This constitutes a new painting which historic records show as a blank wall.

Motion by Commissioner Van Epps and supported by Commissioner Wilson found that the painting of a mural on the brick street wall at 122 N. Washington doesn't meet the Secretary of Interior's Standards is inappropriate and is denied. Yeas all. Motion was passed.

2. 218 N. Park St. – Façade Painting Application

Mr. Baise has owned 218 N. Park Street for ten years and stated that finding out that this building was in the Downtown Historic District was news to him.

Commissioner Hathaway commented that he has requested that the Title Office advise purchasers when their properties were in historic districts. They won't do that.

Mr. Baise has gotten some building permits and wasn't advised from the building department that he was in the Downtown Historic District. Commissioner Wilson asked him if he owned the building when the notice from the city clerk was mailed out in 2010. He said yes. From the city's standpoint, then you were made aware per Commissioner Wilson.

Mr. Baise stated the brick is very porous and that primer only has been used so far. A mason from Detroit was consulted. The mason specializes in historic preservation. Per Hathaway, most brick is never intended to be painted. If the brick is bad, it's not going to hold paint. National Park Service has a color standard also. Lack of knowledge is not an excuse.

Discussion continued about paint removal. Commissioner Wilson will contact the State Historic Preservation Office and the Michigan Historic Preservation Office and see what their experiences are about the paint removal.

Motion by Commissioner Hathaway, supported by Commissioner Van Epps to table this issue until they have further information. Yeas all. Motion carried.

3. 202 W. Exchange St. – Parge Removal Discussion

Jillian Niles noted the cost of the project. They want to sand it down to the paint level instead of using the chemical treatment. Per Commissioner Hathaway, sanding the dental work would be challenging. Per Commissioner Wilson, you wouldn't normally sand with an abrasive, but if you can take it down to the surface of the brick. If they want to paint, they can just paint. Paint only is ok. They don't have to come before this board.

Mr. Dedic commented they had awnings before on the upper two windows.

Motion by Commissioner Wilson and supported by Commissioner Hathaway that we endorse the idea of using abrasives to remove the parge down to the painted surface and then repaint.
Yeas all. Motion carried.

Public Comments: None

Board Comments:

Commissioner Wilson asked about Dave Action – wasn't he planning on being here tonight? Mr. Adams said he was called out of state yesterday.

Commissioner Hathaway asked about a missing board member. Mr. Adams will be talking to the mayor about another appointment.

ADJOURNMENT:

It was moved by Commissioner Van Epps and supported by Commissioner Hathaway to adjourn at 7:40 p.m. until August 18, 2015.

Phil Hathaway, Secretary

mms

MINUTES FOR
SPECIAL MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
WEDNESDAY, AUGUST 12, 2015, 6:00 p.m.
COUNCIL CHAMBERS

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

ROLL CALL was taken by Recording Secretary Bridget Cannon.

PRESENT: Chairman Scott Newman, Vice-Chairman Vince Gonyou; Secretary Philip Hathaway; Commissioners Lance Omer, Matthew Van Epps and Gary Wilson

ABSENT: None

OTHERS IN ATTENDANCE: Susan Montenegro, Assistant City Manager and Director of Community Development; Josh Adams, Owosso Main Street Manager; Randy Woodworth, Woodworth Commercial, LLC; Scott Idle, SAWW Investors, LLC; Jeff Peltier, TEaM Design Architects; Tim Rath – Argus Press

AGENDA APPROVAL: Motion by Commissioner Hathaway and supported by Commissioner Van Epps to approve the agenda for August 12, 2015 as presented. Yeas All. Motion was passed.

Communications:

1. Staff Memorandum

Public / Commissioner Comments: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 115 S. Washington Street – Façade Improvements

Chairman Newman opened the discussion by stating this building being addressed is a non-contributing building, located in the Historic District. Randy Woodworth, Woodworth Commercial, LLC explained that the new tenants, Foster Coffee, would like to create an open feeling & concept to the building. SAWW Investors, LLC and Woodworth Commercial, LLC are wanting to replicate O'Toole's Public House in Grand Rapids, Michigan for the Foster Coffee façade design. The front doors will hinge as bi-fold doors and open to the sidewalk completely, to create the open concept. They have started removing the T1-11 that was on the front of the building, and have discovered almost five feet of original brickwork above the proposed signage area. They are excited to reveal this original brickwork and have also discovered painted grey brick on the bottom half of the building below the proposed signage. They would like to remove the paint from this

brick, if possible. Currently, there is a gaping hole where the original sign for JC Penney's existed, when they were the tenants of the building. The hole has lathe and plaster and will need to be filled. Woodworth stated they plan on filling the hole with a neutral colored Dryvit. They have also unveiled an original column that has original artwork and will also be keeping the original column exposed. Jeff Peltier referred to the proposed awning. He explained it as a steel frame that is aluminum wrapped, to provide shade for customers sitting out front. It is not capped. Woodworth stated the Foster Coffee sign will be an illuminated circular sign and will be addressed separately, with a separate sign permit.

Commissioner Wilson and Chairman Newman had a short discussion and agreed that they would like to see the natural brick exposed. Hathaway stated once this brick is exposed, the board would not ever want it covered again. Peltier stated they did not have the panel pulled off, when the drawing of proposed façade improvements was rendered. Therefore, it is not a completely accurate drawing of proposed improvements. As they uncover the façade, improvement plans may change.

Motion by Commissioner Hathaway and supported by Commissioner Newman to issue a Notice to Proceed for the plans as presented. If there are any surprises in structure as building is uncovered, the board will be readdressed at a future meeting. There will be an effort made to remove the paint on brick. Signage for Foster Coffee will be addressed in separate permit.

Yeas all. Motion was passed.

Public Comments: None

Board Comments:

There was a board discussion about agenda for upcoming meeting. Staff provided background information to the board that property flags had been added to each of the property numbers in the historic district and the frontline staff would now be alerted when property address was brought up on computers. Adams stated he and Building Department would be working together to send a mailing to all owners in the historic district reaffirming their ownership in Owosso's Downtown Historic District.

ADJOURNMENT:

It was moved by Commissioner Van Epps and supported by Commissioner Hathaway to adjourn at 7:15 p.m. until August 18, 2015.

Phil Hathaway, Secretary

bac

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: 7/28/15

Property Address: 109 E Comstock Owner's Name: Chad Cushman

Phone One: 725-5105 Other Phone: _____ Email: C.Cushman@indiantrails.com

Applicants Address: 600 N. Water - Durin Applicants Name: Ben Frederick (on behalf of Wildermuth family)

Phone One: 272-3413 Other Phone: _____ Email: benjamin@frederickfamily.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: [Signature]

Property Owner's Signature: [Signature]

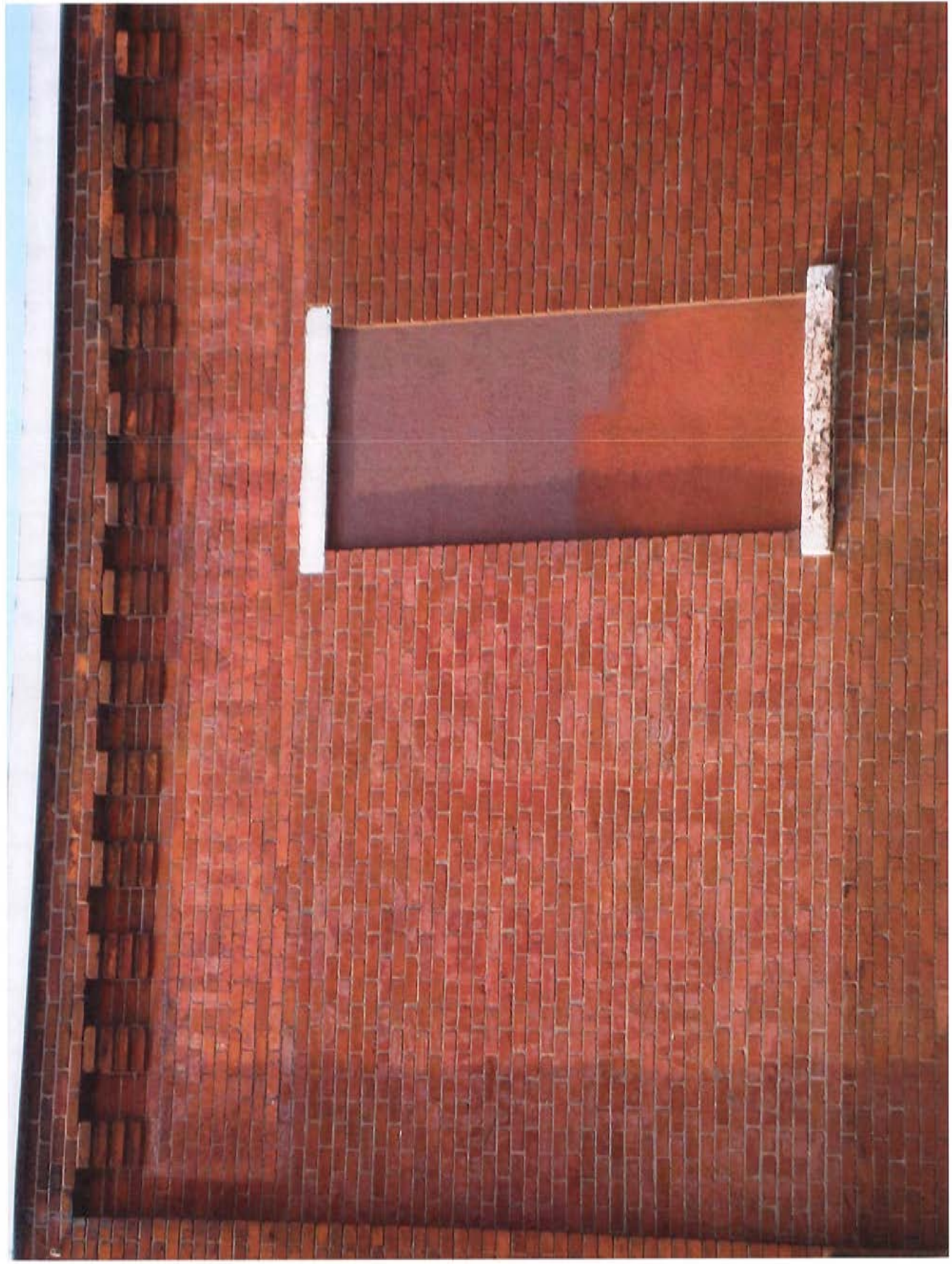
Restoration of South face
Wildermuth Hotel mural (pictures
provided)

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.



WILDERMUTH HOTEL

ROOMS

RUNNING \$125
WATER

PRIVATE \$155
BATH

FREE PARKING

CITY OF OWOSSO

HISTORIC DISTRICT COMMISSION

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 - Close up of existing detail in present condition proposed for alteration.

Date: 7-13-15
Property Address: 218 N Park St Owner's Name: Timothy Baise
Phone One: 517-420-5184 Other Phone: _____ Email: tbaise@ffinc.net
Applicants Address: 1950 Barry Rd, Wixom Applicants Name: Timothy Baise
Phone One: _____ Other Phone: same 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 125.1501-125.1531*. yes

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

Applicant's Signature [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.

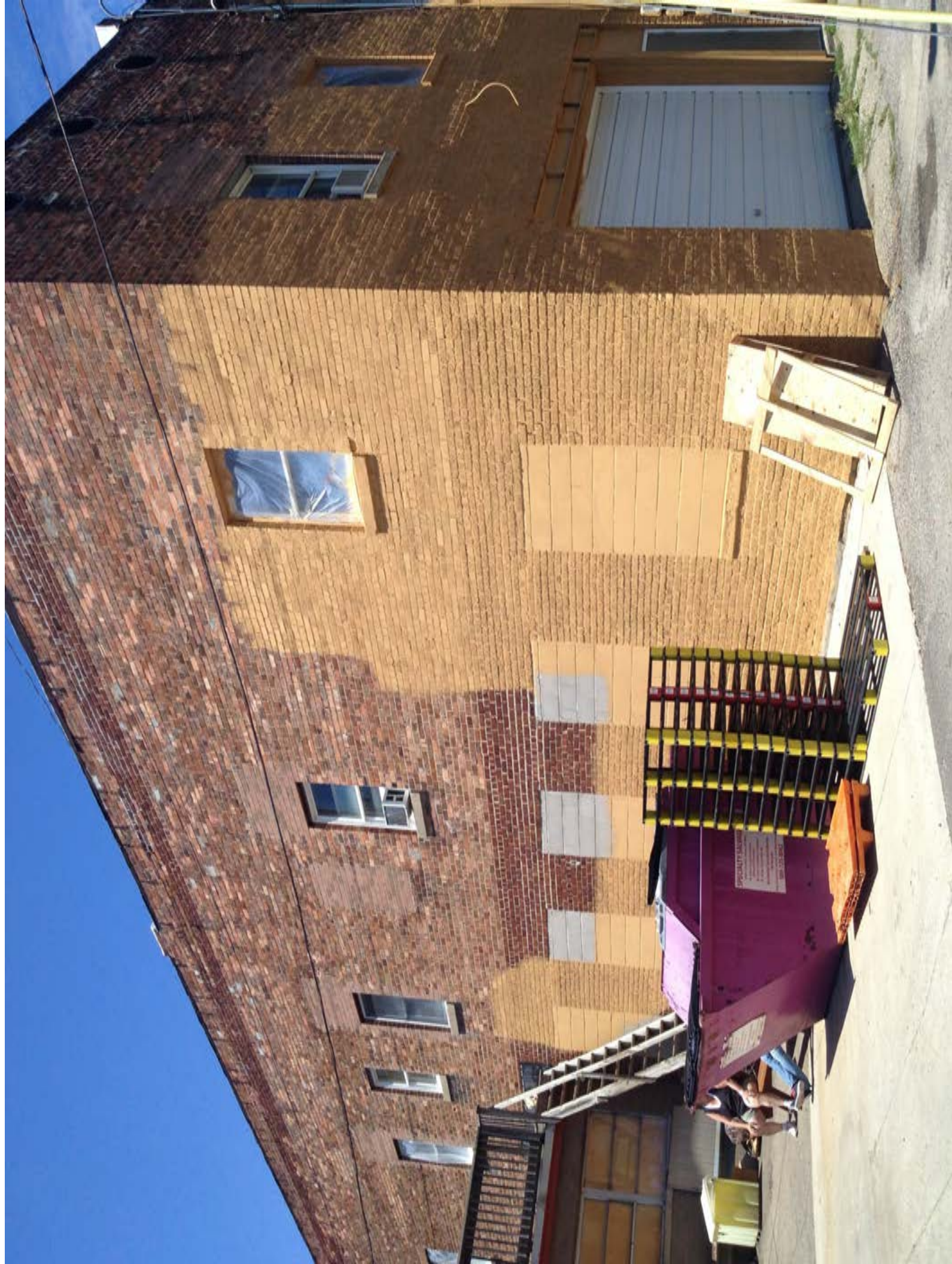
Return to City Hall, 301 W. Main St., Owosso, MI 48867

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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.

Next Meeting Wednesday, July 15th @ 6:30pm at City Hall









CONTACT OWN FIRM'S ON DUTY
ORANGE TOWING & RECOVERY
Call 724-1111



CITY OF OWOSSO

HISTORIC DISTRICT COMMISSION

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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: 8/18/15

Property Address: 118 S WASHINGTON ST Owner's Name: GRACE SQUARE LLC

Phone One: 989 413 2538 Other Phone: _____ Email: vince@jacobsus.com

Applicants Address: 787 Center St Applicants Name: Vince Bayou

Phone One: 989 413 2538 Other Phone: _____ Email: Vince@JACOBSUS.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 [Signature]

Property Owner's Signature [Signature]

Please contact Josh Adams for further information 989.494.3344 during business hours, or josh.adams@ci.owosso.mi.us.

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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.

Remove existing garage door, which is screwed to the building with drywall screws, the door does not have a track not allowing it to go up and down. Install a new double glass door with bronze aluminum frame work, this will allow for meat cutting equipment to be moved in and out of building. Fill in the the existing 36" entry door.

The back of the building would be fir stripped out and covered with vintage style corrugated metal to cover cement building. We would like to have the old school meat house look on the back of the building

