

MINUTES FOR THE REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
NOVEMBER 16, 2011 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:03 p.m. by Chairman Scott Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Chairman Scott Newman, Secretary Phil Hathaway, Commissioners James Eaton, and Gary Wilson.

MEMBERS ABSENT: Vice-Chairman Vincent Gonyou, Commissioners Lance Omer and Matthew Van Epps.

OTHERS PRESENT: Sarah Warren-Riley, Housing Program Manager.

AGENDA APPROVAL: Motion by Commissioner Hathaway, supported by Commissioner Eaton to approve the agenda for November 16, 2011 with the change of item # 4 moved to item # 1, as none of the applicants were yet in attendance.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Wilson and supported by Commissioner Eaton to approve the minutes of the meeting for October 19, 2011,

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff memorandum
- 2) Meeting minutes of October 19, 2011

PUBLIC COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) National Register

Chairman Newman opened the discussion by stating that if we go with the National Register now and if the state becomes available in say four years from now, we won't be able to use it.

Commissioner Hathaway said that the federal program could be used with the Armory. It should happen in the next two years. Chairman Newman also brought up the Matthews Building.

6:13 p.m. City Manager Don Crawford arrived.

Commissioner Hathaway said that the Lebowsky Theater and the Wesener Building are both on the books too.

Chairman Newman said a year or two ago, when we had the state credits, the national was not an issue. Now we don't have any other choice.

Commissioner Hathaway asked Ms. Stinson to read the proposed affirmative motion which she did.

Motion by Commissioner Hathaway, supported by Commissioner Eaton, that the Owosso Downtown Historic District Commission, finding that the pursuit of a designation for the district on the National Register of Historic Places (NRHP) is in the best interest of the city, hereby recommends the city council endorse an application to the NRHP for the current and/or amended downtown historic district and further recommends the city council pursue a grant by the State Historic Preservation Office (SHPO) to conduct such a study.

Furthermore, the commission recommends the city council resolve to support the nomination by showing a willingness to educate the community on the NRHP, and to provide local assistance to the consultant via access to historic information, local education activities, and by taking part in the research and public participation process.

Furthermore, the commission hereby directs staff to engage other community and private interests to secure letters of support, resolutions, and correspondence as necessary to fulfill the needs of SHPO and the grant process timeline.

Yeas: All. Motion was passed.

Discussion continued and a map of the current historic district was distributed and studied. Commissioner Hathaway discussed the railroad institute site, and said it would be a pretty big leap from the current district to add it on. He suggested the commissioners add a second national register district for the railroad property.

Chairman Newman suggested adding the depot across the street and making a transportation district. Commissioner Eaton said his recollection was that they were to draw lines along natural lines. There was not any particular reason to include the triangle down to the railroad. We need to be careful about adding something quickly. We put in a lot of time on the current boundaries.

Motion by Commissioner Hathaway, supported by Commissioner Wilson to request that the City of Owosso pursue with the Michigan State Historic Preservation Office (SHPO) the individual listing of the Steam Railroad Institute parcel on the National Register of Historic Places as an added component of the forthcoming downtown district nomination project funded by SHPO.

Yeas: All. Motion was passed.

2) 206 W. Main Street – Sign Application

No one was present from the dance studio. Chairman Newman stated this case was a request to place the sign above the awning.

Ms. Sarah Warren-Riley, Housing Program Manager, stated that the property owner was working with Agnew Graphics. The owner has put a lot of money into the brick, but doesn't want to move the sign. Chairman Newman noted that the owner thinks there would be confusion about entering the martial arts business instead of going to the rear of the building for the dance studio entrance. There was general agreement that Ashleigh's Dance Shack sign needs to be on the awning.

Motion by Commissioner Wilson, supported by Commissioner Eaton to deny the application as presented.

Yeas all. Motion was passed.

**Motion by Commissioner Eaton, supported by Commissioner Hathaway to suggest that they work with staff on alternative acceptable approaches.
Yeas all. Motion was passed.**

Commissioner Wilson asked if the sign could be attached on the building perpendicular. Commissioner Hathaway said yes. It would need to be reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

3) 111 E. Main Street – Window Replacement Application

Applicant James Civile was not present. Commissioner Hathaway was not in favor of dealing with this case without the applicant in attendance. Discussion followed about wood windows and Michigan contractors who can possibly replace windows at a lower cost. It was suggested that the Masonic Temple be looked at with the white window frames.

Chairman Newman stated that vinyl windows would negate the National Register.

Commissioner Hathaway mentioned if it comes down to economic hardship there may be other pathways.

**Motion by Commissioner Hathaway, supported by Commissioner Wilson that applicant was not present and economic hardship request was not detailed and rationalized.
Yeas all. Motion was passed.**

4. 122 N. Washington Street – Window Replacement Application

**Motion by Commissioner Hathaway, supported by Commissioner Wilson that applicant was not present and economic hardship request was not detailed and rationalized.
Yeas all. Motion was passed.**

PUBLIC COMMENTS: None

COMMISSIONER COMMENTS: None

ADJOURNMENT:

Chairman Newman adjourned the meeting at 7:05 p.m.

Phil Hathaway, Secretary