

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
MAY 22, 2013 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

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

ROLL CALL was taken by Recording Secretary Marty Stinson

MEMBERS PRESENT: Chairperson Scott Newman; Vice-Chairperson Vincent Gonyou; Commissioners James Eaton; Lance Omer; and Gary Wilson.

MEMBERS ABSENT: Secretary Philip Hathaway and Commissioner Matthew Van Epps.

OTHERS PRESENT: Ms. Sarah Warren-Riley, Housing Program Manager; Mr. Adam Zettel, Assistant City Manager and Director of Community Development; Montell Thompson, Builder for The Public House, 112 N. Washington Street; Jim Civile, Owner of 122 N. Washington / 106 E. Exchange Street apartments; Debra Johnson, Owner of 205-207 W. Main Street.

AGENDA APPROVAL: Motion by Commissioner Omer, supported by Commissioner Wilson to approve the agenda for May 22, 2013 with the addition of a request for an awning over the entrance to 106 E. Exchange; and a memo from Dave and Dianne Acton regarding 119 W. Exchange – update on the door and sign.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Eaton, supported by Commissioner Gonyou to approve the minutes for the meeting of March 20, 2013 with the deletion of the words (tabled from last meeting) from Business Item # 1.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of March 20, 2013

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

- 1) 224 N. Ball Street – Door replacement application

No one was in attendance representing this address. No discussion occurred and no action taken.

- 2) 112 N. Washington Street – Façade Improvement application

Mr. Montell Thompson noted that he plans to change the windows and make them taller by removing the wood and aluminum that is currently there. They also plan to paint the building grey.

Chairman Scott Newman noted the building is an 1850's Greek Revival. He asked Mr. Thompson if he would consider an infill of brick. Discussion about the second floor windows with the results that the replacement windows will be taller with sills; brick will be used to infill the open spaces; and the non-residential windows will not need to be functional and will be constructed in a manner that gives the illusion of double-hung windows.

Motion by Commissioner Eaton, supported by Commissioner Wilson, the Owosso Downtown Historic District Commission, finding that the proposed facade improvements at 112 N. Washington

Approved July 17, 2013

St. meet 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. That stone sills will be installed.**
- 2. Brick will be used to infill the open spaces.**
- 3. The non-functioning windows will be constructed in a manner that gives the illusion of double-hung windows.**

Yeas: All. Motion was passed.

3) 205-207 W. Main Street – Façade Improvement application

Chairman Newman noted this was a non-contributing structure. Mrs. Debra Johnson, building owner, stated that she plans to remove the shake shingles on the façade on 205 W. Main and replace them with scalloped asphalt shingles. They will replace the door at 207; the T-111 siding is staying, but would be painted; and an awning would be installed on 207 W. Main St.

Motion by Commissioner Wilson, supported by Commissioner Eaton, that the Owosso Downtown Historic District Commission, finding that the building at 205-207 W. Main Street is a non-contributing structure and the work is inappropriate to the historic district but will not detract from the district, hereby directs staff to issue a Notice to Proceed for the work and building permit application as applied for and illustrated, conditioned upon the following:

- 1. Replacement of existing wood shingles on 205 W. Main Street with asphalt shingles.**
- 2. Painting of facades.**
- 3. Replacement of the door at 207 W. Main Street with a full light door of wood construction.**
- 4. Installation of an awning on 207 S. Main Street.**

Yeas: All. Motion was passed.

4) 122 N. Washington Street / 106 E. Exchange Street - Awning application.

Mr. Jim Civile proposed an awning to be placed over the door and mailboxes for the entry to 106 W. Exchange Street. This awning will be made by the same company and match the awning that is already on the front of the building at 122 N. Washington.

Motion by Commissioner Eaton, supported by Commissioner Van Epps, that the Owosso Downtown Historic District Commission, finding that the proposed awning is inappropriate to the historic district but is necessary for weather protection for tenants and the proposed work is compatible with the existing building features, at 122 N. Washington St. / 106 E. Exchange St. hereby directs staff to issue a Notice to Proceed for the work and building permit application as applied for.

Yeas: All. Motion was passed.

BOARD COMMENTS:

Chairman Newman noted that still no one was present regarding 224 N. Ball Street. Commissioner Eaton felt the issued was resolved. If anything is to be done, someone needs to be in attendance to make their case.

Discussion continued about relying more heavily on the Secretary of Standards and less on personal preferences.

Chairman Newman verbally tendered his resignation due to being burned out as he is also serving on another board. It has been a pleasure to serve on this board.

Motion by Commissioner Eaton to regretfully accept Chairman Scott Newman's resignation even though we are going to really miss you, Scott. Commissioner Wilson seconded the motion.

Yeas All. Motion was passed.

Mr. Newman said he would be happy to help at anytime.

Mr. Newman noted there was a memo from Dave and Dianne Acton regarding 119 W. Exchange Street, updating the board on the status of their sign with an anticipated completion date of June 15; and the door with anticipated completion of July 15.

Mr. Adam Zettel commented that he recognized that we are falling short, but he and Ms. Warren-Riley are in the process of getting someone to build an awareness and educational plan to pass the torch to Owosso Main Street to promote and educate and build a culture of historic preservation in the downtown. Mr. Zettel is looking to get the community certified through SHPO, but they require an architect, an historical architect, or an historian as per SHPO's qualifications.

Discussion followed about asking Mr. Newman to stay on the board after all. Commissioner Eaton sees Mr. Newman as the conscience of the group. Commissioner Wilson thinks the steps that Mr. Zettel and Ms. Warren-Riley are making are very progressive. Discussion continued in an attempt to encourage Mr. Newman to stay on. We have to look at the buildings in five to ten years. Things are happening and we need to channel the funding. We care about the rules and the process and want to see less room for personal judgment.

Mr. Newman agreed to stay on the commission.

Motion by Commissioner Omer, supported by Commissioner Eaton to reinstatement Scott Newman as Chairman of the Downtown Historic District Commission.

Yeas All. Motion was passed.

7:18 p.m. Commissioner Omer left the meeting.

ADJOURNMENT:

Motion by Commissioner Eaton, supported by Commissioner Gonyou to adjourn the meeting at 7:20 p.m. until June 19, 2013.

Yeas all. Motion carried.

mms

Phil Hathaway, Secretary