

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