

*OWOSSO*  
*Historic District Commission*



Regular Meeting  
6:00 p.m., March 19, 2014  
Owosso City Council Chambers



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 · (989) 725-0599 · FAX (989) 723-8854

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# ***MEMORANDUM***

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DATE: March 12, 2014

TO: Chairman Scott Newman and the Downtown Historic District Commission

FROM: Sarah Warren-Riley, Housing Program Manager

RE: Regular HDC Meeting - March 19, 2014

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Please see the enclosed packet for the **March 19, 2014 Owosso Downtown Historic District Commission (HDC) meeting**. This is a regular meeting that is being called for the purpose of reviewing one application. In this packet you will find documentation in support of the following application:

- **201 E. Exchange St.** – Service door replacement application - proposes replacement of existing deteriorated double service doors with a single overhead door with a similar appearance. See enclosed documentation provided by applicant 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.**

**Regular Meeting Agenda**  
*Owosso Downtown Historic District Commission*

Wednesday, March 19, 2014, 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:** March 19, 2014

**Review and approval of minutes:** January 15, 2014

**Communications:**

- 1) Staff Memorandum
- 2) Meeting minutes of January 15, 2014 (Resolution)

**Public Comments:**

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

- 1) 201 E. Exchange St. – Door Replacement Application

**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](http://www.ci.owosso.mi.us).]

**Affirmative Resolutions**  
*Owosso Downtown Historic District Commission*

Wednesday, March 19, 2014, 6:00 p.m.  
Owosso City Council Chambers,  
301 W Main St., Owosso, MI 48867

**Resolution 141903-01 – Approval of Agenda**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Downtown Historic District Commission hereby approves the agenda of March 19, 2014 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_                      Denied: \_\_\_\_

**Resolution 141903-02 – Approval of Minutes**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Historic District Commission hereby approves the minutes of January 15, 2014 as presented.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_                      Denied: \_\_\_\_

**Resolution 141903-03 – 201 E. Exchange St.**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

**Certificate of Appropriateness**

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **201 E. Exchange St.** 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 **201 E. Exchange St.** 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 **201 E. Exchange St.** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

**Resolution 141903-04 – Adjournment**

Motion: \_\_\_\_\_  
Support: \_\_\_\_\_

The Owosso Downtown Historic District Commission hereby adjourns the March 19, 2014 meeting, effective at \_\_\_\_\_pm.

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

MINUTES FOR THE REGULAR MEETING  
**DOWNTOWN HISTORIC DISTRICT COMMISSION**  
JANUARY 15, 2014 at 6:00 p.m.  
COUNCIL CHAMBERS / CITY HALL

**MEETING WAS CALLED TO ORDER** at 6:10 p.m. by Chairperson Newman.

**ROLL CALL** was taken by Recording Secretary Marty Stinson.

**MEMBERS PRESENT:** Chairperson Scott Newman; Commissioners James Eaton, Matthew Van Epps, and Gary Wilson.

**MEMBERS ABSENT:** Vice-Chairperson Vincent Gonyou; Secretary Philip Hathaway; and Commissioner Lance Omer.

**OTHERS PRESENT:** Ms. Sarah Warren-Riley, Housing Program Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Mr. Don Crawford, City Manager; Mr. Charles Rau, Building Official; Mr. Mark Hanna for 220 W Main Street.

**AGENDA APPROVAL:** Motion by Commissioner Wilson, supported by Commissioner Van Epps to approve the agenda for January 15, 2014.

**Yeas: All. Motion was passed.**

**MINUTES APPROVAL:** Motion by Commissioner Wilson, supported by Commissioner Van Epps to approve the minutes for the meeting of September 18, 2013.

**Yeas: All. Motion was passed.**

**COMMUNICATIONS:**

- 1) Staff Memorandum
- 2) Meeting minutes of September 18, 2013

**PUBLIC COMMENTS:** None.

**PUBLIC HEARINGS:** None.

**ITEMS OF BUSINESS:**

1) 220 W. Main Street – Sign Installation Application

Mark Hanna, owner of the building at 220 W. Main Street, explained his application for the steel frame with three panels of alumicore sign on the west side of his building facing the east bound traffic on W. Main Street. It would be 12 x 8 feet; open at one end so the four by eight corrugated aluminum panels can slide in with vinyl signage and be changed from time to time. It would be more traditional with no lights. They might possibly read Owosso Farmers Market; law firm, Mark Hanna; or advertise his antique store. It would not be back lit; it would be dark at night. It would be layered with plastic corrugation between two metal panels with the art and lettering on vinyl.

Chairman Newman asked how thick is the frame and how much damage would it do to the brick. Mr. Hanna responded that it is about 1-1/2 to 2 inches thick – just enough for the steel channel. The frame would be held up by masonry screws every 24 inches.

Chairman Newman noted that the Commission is guided by the Secretary of Interior Guidelines. Commissioner Van Epps checked the guidelines and said the signs should match the character of the building, but there was nothing particular mentioned. We're not here to comment on the content of the sign. The Commission doesn't want to see the sign as rented out for another business down the street.

Discussion continued regarding: the size of 8 x 12 feet being consistent with the Secretary of Interior Standards; the sign material is not historically accurate; the banner at Gilberts doesn't have historically

accurate materials; glass coverage of the proposed sign; the standard of painting on the wall; and Guideline # 19 from the Secretary of Interiors Guidelines.

**MOTION BY COMMISSIONER VAN EPPS, SUPPORTED BY COMMISSIONER EATON THAT THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED SIGN AT 220 W. MAIN STREET DOES NOT MEET THE SECRETARY OF THE INTERIOR STANDARDS, AND IS INAPPROPRIATE FOR THE DISTRICT, BUT RECOGNIZING THAT THE FOLLOWING CONDITION(S) PREVAIL:**

**TO REQUIRE A HISTORICALLY CONSISTENT SIGN WOULD BE COST PROHIBITIVE (SIGN PANELS BEING REPAINTED FOR CHANGEABLE COPY WOULD COST TOO MUCH).**

**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.**

**ADJOURNMENT:**

**MOTION BY COMMISSIONER EATON; SUPPORTED BY COMMISSIONER VAN EPPS TO ADJOURN THE MEETING AT 6:59 P.M.**

**YEAS ALL. MOTION CARRIED.**

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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: 2-25-14

Property Address: 201 E. Exchange St. Owner's Name: The Argus-Press Company


Phone One: 725-5136 Other Phone: \_\_\_\_\_ Email: tcampbell@argus-press.com

Applicants Address: 201 E. Exchange St. Applicants Name: Tom Campbell

Phone One: 725-5136 Other Phone: \_\_\_\_\_ Email: tcampbell@argus-press.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\*. I do not have knowledge of the code, but we do have fire detection and suppression systems on site.

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

Applicant's Signature 

Property Owner's Signature 

Please contact the Owosso Building Department for further information 989.725-0537 during business hours, or [sarah.warren-riley@ci.owosso.mi.us](mailto:sarah.warren-riley@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.



# Quote



|           |         |
|-----------|---------|
| Date      | Quote # |
| 2/24/2014 | 40673   |

|                |
|----------------|
| Name / Address |
| Cash Quote     |

|  |
|--|
| Ship To  |
| Argus Press<br>Tom Campbell<br>201 E. Exchange St.<br>Owosso, MI 48867<br>989-725-5136 |

| Project         |   | Account # | Rep                     | PF Shop        |            |
|-----------------|---|-----------|-------------------------|----------------|------------|
|                 |   |           | MC                      | Not Applicable |            |
| Item            | Description   | Bin       | Qty                     | U/M            | Total      |
| HAAS            | HAAS Garage Door Quote<br>710 Series, Flush Insulated Garage Door, Bronze, Solid bottom two panels, full clear insulated tempered glass in top three panels, 9'-8" X 10'-0", 24" High Lift, 1 3/4" door, Steel Jambs, Torsion Spring, tracks, rollers | XXXX      | 1                       |                | 2,322.48T  |
| Miscellaneous   | Misc Extra Materials for framing down opening   | .         | 1                       |                | 285.00T    |
| Labor           | Labor to remove existing doors & hoist, frame down opening, & install garage door   | .         | 1                       |                | 650.00     |
|                 |   |           | <b>Sales Tax (6.0%)</b> |                | \$156.45   |
| Signature _____ |   |           | <b>Total</b>            |                | \$3,413.93 |





Proposed door would be somewhat similar to the one in the center photo. In our case, the bottom two panels would be solid and the upper panels (3) would be glass.

The exterior color will be as close as possible to the exterior color of our window frames.



FLINT  
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TRI-CITIES  
NOVI  
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WINDOW EXPERTS.COM

COMMERCIAL  
SERIES











716 in hunter green with full view section



712 in white

# COMMERCIAL 700 SERIES

1<sup>3</sup>/<sub>4</sub>" Thick R-16.18

710 / 712 / 714 / 716 / 732 / 733 /  
732-20 / 733-20 / 750 / 751 / 760 /  
764 / 770 / 773 / 780 / 790



700 Series / 1<sup>3</sup>/<sub>4</sub>" thick / R-16.18

## Built to Last

Haas 700 Series commercial insulated steel doors stand up to the elements, while dramatically decreasing exterior noise and enhancing the overall aesthetics of your building at the same time. The 1-3/4" thick 700 Series insulated steel doors help increase energy savings with polyurethane foam cores and are built to last.

The information on this page pertains specifically to the model of door in our proposal.

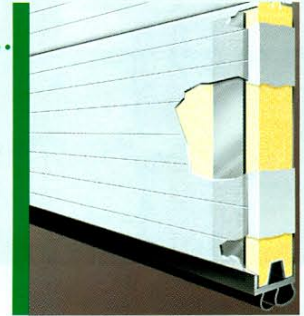
As mentioned on the first page of this packet, our door would have a significant number of glass panels.



## The Strength To Keep Out Noise And Weather

Haas commercial insulated doors stand up to the elements, while dramatically decreasing exterior noise and enhancing the overall aesthetics of your building at the same time. Choosing one of our insulated doors will help increase energy savings, as our CFC-free polyurethane provides one of the highest R values available in sectional doors.

Haas garage doors are made from steel that contains 80% recycled material. They are reinforced with roll-formed galvanized steel struts and double-end hinges, as required to meet wind load specifications and to comply with ANSI/DASM 102-2004. The protective coating system is found on both the interior and exterior steel.



## Weather Seal and Wind Load

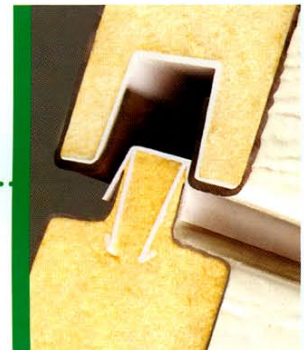
A full-length, one-piece heavy vinyl bottom weather seal prevents infiltration of air, rain, snow and debris. The seal reduces impact shocks when the door is closed against concrete flooring.

Haas garage doors are available in a wide range of design pressures for wind load requirements. Contact your local Haas Door dealer for more information about wind load requirements in your area.



## Full Thermal Break

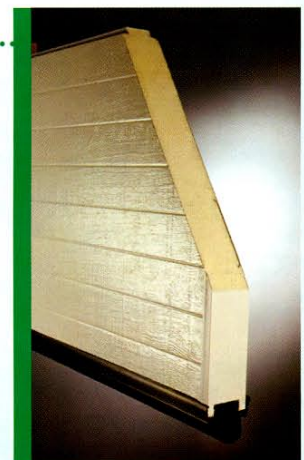
A full Thermal Break is used in the tongue-and-groove construction of all commercial insulated doors. This rigid vinyl extrusion seals the joints and eliminates metal-to-metal contact between door sections, which limits the transfer of temperature. This also provides optimum water and wind resistance.



## CFC-Free Polyurethane Foam Construction

The polyurethane foam in a Haas garage door section is fully enclosed inside the steel skins. This design puts the insulation properties of polyurethane foam far ahead of polystyrene foam for performance and value.

Polyurethane foam is a two-part system. It begins with two chemical blends that when mixed together expand and cure to fill the garage door panel. During the expansion, the foam completely fills the inside of the panel and becomes fully adhered to the steel skins of the garage door panel to form a composite structure that is of exceptional strength and rigidity. Polyurethane foams are very stable when encapsulated inside a garage door section.



Insulating with polyurethane provides a superior product with higher insulation properties and a stronger unitized section.



## Unique Paint System

All Haas steel garage doors include a three-tier, corrosion-resistant protective paint system with a polyurethane primer and durable polyester finish coat on the interior and exterior. Haas Door's paint thickness is one of the highest in the industry and most insulated door models are available in 10 colors.



## Hard Working Hardware

The track is 2" or 3" galvanized steel, depending on door size, with bracket mount for wood jambs or continuous reverse mounting for steel jambs. For angle-mount track, door widths are 2" wider than the opening. Track rollers are 2" or 3" case-hardened inner and outer steel races with 10-ball pre-lubricated bearings. Hinges, brackets, and reinforcing struts are hot-dipped galvanized steel. Fasteners are plated for maximum corrosion resistance. Counterbalancing springs are torsion type, computer calibrated to match door load. This provides a 10,000-cycle life at the minimum; optional spring wires can achieve 25,000, 50,000 and 100,000 cycle requirements. Springs are wound from oil-tempered wire and mounted on a continuous cross header tube or solid shaft, as determined by torque load.

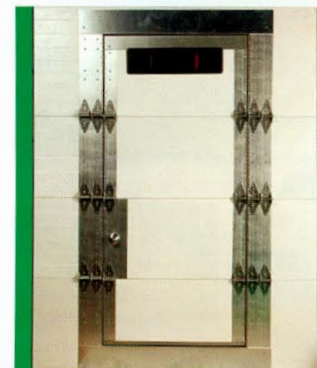


Contact one of our professional dealers for information on additional options, including: exterior cylinder locks, chain hoist operation, safety bottom brackets, and special lift clearance tracks (high lift, vertical lift, low headroom, and those that follow the roof line).



Optional Aluminum Full View sections on the 2000 & 700 Series provide maximum light and visibility with available insulated glazing. Full view sections are available in 7 colors.

Custom pass through doors are also available on the 2000 & 700 Series.



## Commercial Insulated Quick Reference

| Series | Thickness                       | R-Value* |
|--------|---------------------------------|----------|
| 800    | 3"                              | 25.8     |
| 2000   | 2"                              | 17.66    |
| 700    | 1 <sup>3</sup> / <sub>4</sub> " | 16.18    |
| 600    | 1 <sup>3</sup> / <sub>8</sub> " | 13.45    |

\*calculated R-Value



Current view looking northwest from Exchange St at the property line between The Argus-Press and RE/MAX.



View from The Argus-Press parking lot looking due west.

In addition to replacing the service doors, we will also refurbish the small overhanging roof. No architectural changes will be made to the roof,





Up angle view looking west from The Argus-Press parking lot. Our door replacement plan includes removing the I-beam that extends outward from the doors and refurbishing the overhanging roof.



Interior view looking east. This shows the substantial gap at the bottom of the existing doors and also a minor gap between the doors. Both have resulted in terrible heat loss during the winter and a/c loss in the summer.