

OWOSSO
Historic District Commission



Regular Meeting
6:00 p.m., May 21, 2014
Owosso City Council Chambers



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

MEMORANDUM

DATE: May 14, 2014

TO: Chairman Scott Newman and the Downtown Historic District Commission

FROM: Sarah Warren-Riley, Housing Program Manager

RE: Regular HDC Meeting – May 21, 2014

Please see the enclosed packet for the May 21, 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:

- **113-115 E. Main St.** – Façade renovation application - proposes various façade improvements including removal of non-historic storefront materials on both buildings, painting and additional renovations.
 - 113 E. Main St. – Removal of brick veneer, replacement with wood product to match. Removal of the sign for the lamp studio and restoration of the windows. Painting where necessary.
 - 115 E. Main St. – Complete removal of existing storefront, followed by a full renovation. Installation of new doors, windows (including transom) and wood exterior.
- *Please note that the enclosed SHPO rendering includes additional renovation/restoration items that will not be completed at this time. The current application is to renovate the storefront portions of both buildings only. Additional façade renovations, including the installation of new upper story windows and awnings for the storefronts, are intended for the future.*

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, May 21, 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: May 21, 2014

Review and approval of minutes: April 16, 2014

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of April 16, 2014 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1)113-115 W. Main St. – Façade Renovation

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, May 21, 2014, 6:00 p.m.
Owosso City Council Chambers,
301 W Main St., Owosso, MI 48867

Resolution 142105-01 – Approval of Agenda

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby approves the agenda of May 21, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 142105-02 – Approval of Minutes

Motion: _____
Support: _____

The Owosso Historic District Commission hereby approves the minutes of April 16, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 142105-03 – 113-115 E. Main St.

Motion: _____
Support: _____

Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **113-115 E. Main 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 **113-115 E. Main 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 **113-115 E. Main St.** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 142105-04 – Adjournment

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby adjourns the May 21, 2014 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: _____ Denied: _____

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
APRIL 16, 2014 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:04 p.m. by Chairperson Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson

MEMBERS PRESENT: Chairperson Scott Newman; Commissioners James Eaton, Lance Omer, and Gary Wilson.

MEMBERS ABSENT: Vice-Chairperson Vincent Gonyou; Secretary Philip Hathaway; and Commissioner Matthew Van Epps.

OTHERS PRESENT: Ms. Sarah Warren-Riley, Housing Program Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Ryan Henry, Applicant for 201 N. Water Street, Kincaid Henry Building Group; Jeff Deason, President of the Shiawassee Regional Chamber of Commerce.

MINUTES APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Omer to approve the minutes for March 19, 2014.

Yeas: All. Motion was passed.

AGENDA APPROVAL: Motion by Commissioner Eaton, supported by Commissioner Wilson to approve the agenda for the meeting of April 16, 2014.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of March 19, 2014

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) 201 N. Water St. – Façade Renovation Application

Ryan Henry, Kincaid Henry Building Group, stated that he is originally from Owosso along with his partner, Mr. Kincaid. They both worked on the Marshall Street Armory renovation in Lansing. The plan here in Owosso is to remove the Chamber of Commerce Building in front the Armory on Water Street and create shared offices and conference rooms in the Armory. There will be a brand new elevator. It will still have the gym floor with the original volume with the original trusses exposed. There will be shared break and meeting rooms. The stage area will be a large conference room. The lower level will be office space. The overhead door will have glass doors; and the river side will have a large window and additional glass doors leading to a balcony overlooking the river. The building is in good shape for its age. They will reopen the bricked in windows and put back in the wood doors. There will be all new electric, mechanical and plumbing. The bars on the windows will be removed. There will be a new asphalt shingle roof.

Mr. Henry is already working directly with SHPO. Commissioner Omer asked where the incubators will be. Mr. Henry answered they will be located all over the building. Chairman Newman asked what would be the only things that wouldn't be a restoration. Mr. Henry said the south elevator. All existing openings will have new doors and there will be a new cut into the brick for the restrooms doors.

There was a discussion about the performance area or "engagement point" as Mr. Henry called it in front of the armory.

MOTION BY COMMISSIONER EATON, SUPPORTED BY COMMISSIONER OMER THAT THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 201 N. WATER STREET MEET 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 FOR REHABILITATION EFFECTIVE AS OF APRIL 16, 2014.

YEAS: ALL. MOTION WAS PASSED.

BOARD COMMENTS: The board found this to have a sensitive approach and to be a great presentation.

ADJOURNMENT:

MOTION BY COMMISSIONER WILSON; SUPPORTED BY COMMISSIONER OMER TO ADJOURN THE MEETING AT 6:44 P.M.

YEAS ALL. MOTION CARRIED.

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: 5/5/14 CHARLES CAMP STUDIO
Property Address: 113 EAST MAIN ST. Owner's Name: TURNABOUT VENTURES, LLC
Phone One: 989 413 6885 Other Phone: _____ Email: ER4TH2@GMAIL.COM
Applicants Address: 308 EAST OLIVER ST Applicants Name: MICHAEL EFFWORTH
Phone One: 989 413 6885 Other Phone: _____ Email: ER4TH2@GMAIL.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 the Owosso Building Department for further information 989.725-0537 during business hours, or 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.

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

Date: 5/5/14
Property Address: MOTHER NATURE'S CHOICE BLDG
115 EAST MAIN ST. Owner's Name: TURNABOUT VENTURES, LLC
Phone One: 989 413 6085 Other Phone: _____ Email: ER4TH1@GMAIL.COM
Applicants Address: 308 EAST OLIVER ST Applicants Name: MICHAEL ERFOURTH
Phone One: 989 413 6085 Other Phone: _____ Email: ER4TH1@GMAIL.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]

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*"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.



HISTORIC PHOTOGRAPH SHOWING ORNATE PARAPET, DOUBLE-HUNG WINDOWS, TRANSOMS ABOVE STOREFRONTS, AND AWNINGS

01 | HISTORIC PHOTOGRAPH c1900

A1 | NOT TO SCALE

REMOVE EXISTING AWNING FRAMES

REMOVE ALL EXISTING UPPER FLOOR WINDOWS

REMOVE EXISTING SIGNAGE. MAINTAIN AND REUSE ANY HISTORIC MATERIAL (SUCH AS TRANSOM WINDOWS) THAT MAY BE HIDDEN UNDERNEATH.



REMOVE STORM DOOR FRAME

REMOVE BRICK VENEER ON BULKHEAD

REMOVE EXISTING STOREFRONT INCLUDING ALL DOORS, WINDOWS, SIDING, AND WALL FRAMING TO EXPOSE THE ORIGINAL STOREFRONT OPENING. MAINTAIN AND REUSE ANY HISTORIC MATERIAL THAT MAY BE HIDDEN UNDERNEATH.

02 | EXISTING CONDITIONS

A1 | NOT TO SCALE

PAINT COLOR LEGEND (NOT FOR COLOR MATCH)

- A SHERWIN WILLIAMS SW 7749 - LAUREL WOODS
- B SHERWIN WILLIAMS SW 2813 - DOWNING STRAW
- C SHERWIN WILLIAMS SW 2812 - ROOKWOOD JADE
- D SHERWIN WILLIAMS SW 2802 - ROOKWOOD RED

AWNING COLOR LEGEND (NOT FOR COLOR MATCH)

- E AWNING - SUNBRELLA #4969 - HENNA/FERN VINTAGE
- F AWNING - SUNBRELLA #4856 - COLONNADE JUNIPER



IF POSSIBLE, RECONSTRUCT THE BRICK AND STONE PARAPET MATCHING ALL DETAIL OF THE ORIGINAL AS SEEN IN HISTORIC PHOTOGRAPHS

INSTALL NEW DOUBLE-HUNG WINDOWS (EITHER WOOD OR ALUMINUM), TYP. OF (16)

REPAIR, REPOINT, AND CLEAN BRICK MASONRY WHERE NEEDED. NEW MORTAR SHOULD MATCH ORIGINAL MORTAR MATERIAL IN COLOR, TEXTURE, STRENGTH, AND JOINT PROFILE. DAMAGED BRICK SHOULD BE REPLACED WITH NEW BRICK MATCHING THE ORIGINAL. CLEAN BRICK USING THE GENTLEST MEANS POSSIBLE. DO NOT SAND-BLAST OR POWER-WASH. (SEE "ADDITIONAL INFORMATION" SECTION FOR PROPER REPAIR AND REPOINTING METHODS AND QUALIFIED CONTRACTORS)

INSTALL A PROJECTING SIGN ABOVE EACH STOREFRONT

REPAIR ORIGINAL TRANSOM WINDOWS IF FOUND

INSTALL NEW STOREFRONT CORNICE MATCHING THE ONE ABOVE THE ADJACENT NO. 113 STOREFRONT

INSTALL RETRACTABLE CANVAS AWNINGS, TYP. OF (2)

INSTALL NEW STOREFRONT MATCHING ALL DETAILS OF THE ORIGINAL ADJACENT NO. 113 STOREFRONT AS MUCH AS POSSIBLE INCLUDING LARGE DISPLAY WINDOWS, WOOD BULKHEAD, TRANSOM WINDOWS, AND RECESSED ENTRANCE (PROFILE ANGLE OF RECESS SHOULD BE SIMILAR TO ADJACENT STOREFRONT OR BE BASED ON DOCUMENTED EVIDENCE)

APPLY VINYL LETTERING AND/OR GRAPHICS ON ALL STOREFRONT WINDOWS AND DOORS

REPAIR EXISTING BULKHEAD AS NEEDED AND INSTALL WOOD TRIM

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.
2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.
3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.
4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.
5. THIS SCHEMATIC DESIGN DRAWING IS PROVIDED BY THE STATE HISTORIC PRESERVATION OFFICE AND THE MICHIGAN MAIN STREET PROGRAM. IT IS INTENDED FOR PLANNING AND DESIGN REVIEW PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION OR INTENDED TO BE CONSTRUCTION DOCUMENTS. SERVICES OF A REGISTERED ARCHITECT ARE REQUIRED BY LAW WHEN THE EXTENT AND/OR NATURE OF CONSTRUCTION WORK REQUIRE A SEALED SET OF DRAWINGS. IT IS RECOMMENDED THAT A REGISTERED ARCHITECT WITH PRESERVATION EXPERIENCE (36-CFR-61 FEDERAL CERTIFIED HISTORICAL ARCHITECT) BE CONSULTED SO AS TO RETAIN THE HISTORIC INTEGRITY AND INTENT OF THE DESIGN AND TO PROVIDE THE PROPER BUILDING CONSERVATION MEASURES.

NOT FOR CONSTRUCTION



ERFOURTH
113-115 E. MAIN STREET
OWOSSO, MI 48867

Project Y5 - OWOSSO	Sheet
Date 5 / 2014	A1
Scale NO SCALE	

03 | PROPOSED FACADE - SOUTH ELEVATION

A1 | NOT TO SCALE



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATE HISTORIC PRESERVATION OFFICE

SCOTT WOOSLEY
EXECUTIVE DIRECTOR

May 2, 2014

Mr. Michael Erfourth
308 E. Oliver Street
Owosso, MI 48867

Re: Michigan Main Street Design Services
113-115 E. Main Street, Owosso, MI 48867

Dear Mr. Erfourth:

Thank you so much for your interest in improving the façade of your building at 113-115 E. Main Street in Owosso and participating in Michigan Main Street's Design Services program. Enclosed is a drawing depicting a proposed schematic design based upon the information submitted in your Design Assistance Application and our conversation on site in March. Also included with the drawing are paint samples, historic photos, and some additional information to assist with the improvements.

Your building is a significant part of downtown Owosso, both economically and physically, and has the potential to play a role in the district's ongoing revitalization. The building contributes to the recently designated Owosso Downtown Historic District as listed on the National Register of Historic Places. In the nomination for listing, it states the building was built in 1890 and described as:

"...a large Late Victorian three-story two-storefront wide red brick building. Paneled broad brick piers mark the ends and midpoint of the front and narrower ones define three bays in either half, the middle wider than the outer ones. No. 113 has a broad recessed center-entry storefront with light red brick bulkheads... The second and third-story windows have rock-face stone sills and lintels, the second-story windows' sills forming a continuous sill course that extends across each half of the façade between the broad piers. Horizontal panels in the brick façade between the second and third-story windows contain 'hip-roof' bricks in the side sections and pebble-finish brick in the broader center sections... Old photos and postcard views show that large urn-like finials capped the ends and center piers and that each half of the façade was topped by a large cornice with central raised area capped by a gable form."

Although your building maintains a high degree of historic integrity, some modifications in the past have altered the building including the replacement of the no. 115 storefront with inappropriate infill, the replacement of all the upper floor windows, and the removal of the ornate parapet.

The intent of the proposed design is to outline improvements that will maintain and enhance the historic integrity of the building, improve the visibility and appearance of the storefronts to attract new business tenants, and retain and enhance Owosso's identity as a historic community.

The proposed design also conforms to the Secretary of Interior's Standards for Rehabilitation as developed by the National Park Service. These standards provide guidance that allows for alterations of buildings while preserving its historical, cultural, and architectural integrity. Following these standards could assist you in applying for funding through various incentive programs such as façade grants and historic tax credits.

Sheet "A1" illustrates the selective demolition of some existing, non-historic materials and the proposed facade improvements. The proposed scope of work includes:

- Demolition – As annotated on the existing conditions photograph, carefully remove: the existing no. 115 storefront and all infill from the original storefront opening including all windows, doors, siding, and wall framing; the brick veneer on the no. 113 storefront bulkhead; the aluminum storm door frame on the no. 113 storefront; any existing signage on the building, all upper floor windows, and the awning frames over some of the upper floor windows. During demolition, maintain and reuse any historic material that may be found such as transom windows, columns, or pressed metal ceilings.
- Masonry – Repair, repoint, and clean brick masonry where needed. When repointing, new mortar should match original mortar material in color, texture, strength, joint width, and joint profile. Care must be taken with regards to raking out the mortar joints (especially the vertical joints) so as not to damage existing masonry units. Damaged brick should be replaced with new brick that matches the original in size, color, texture, and strength. Clean brick using the gentlest means possible without damaging the surface of the masonry. Do *not* sandblast or power-wash. See "Additional Information" section proper repair and cleaning methods.
- Upper Floor Windows – Install new double-hung windows (either wood or aluminum) matching the originals seen in historic photographs in appearance, size, design, proportions, and profiles. Special consideration should be given to the details of the head, sill, panes, jambs, sash, and overall depth. The new windows must fill the entire original window openings. Windows should be single-lites and not divided with muntins.
- No. 113 Storefront – Repair the existing bulkhead as needed and install wood trim. If transom windows are found underneath the signage that is removed during demolition, maintain it and repair it as needed.
- No. 115 Storefront – Install a new storefront matching all details of the adjacent no. 113 storefront in size, design, proportions, profile, and materials where possible. The design should include large display windows, wood bulkheads, transom windows, and recessed entrance. Any elements of the original historic storefront that may still exist and found during demolition should be maintained and reused.

The recessed entrance should be constructed on the left-side of the storefront, not centered, as based off historic photographs. The profile angle of the recessed entrance should either match the adjacent no. 113 angle or be based on any documented evidence that may be found on site such as the profile from an original pressed metal ceiling, discoloration or change in floor material, etc. The depth of the recessed entrance should be as deep as possible while still allowing an appropriate landing for the upper floor stairway.

- Storefront Cornice – Install new metal storefront cornice above the no. 115 storefront matching the original seen above the no. 113 storefront and as seen in historic photographs.
- Awnings – Install retractable canvas awnings above each storefront.
- Signage – Install a projecting sign above each storefront. Apply vinyl lettering/graphics on storefront windows and doors. The font/logo shown is to serve as an example and not necessarily a specific recommendation. See “Additional Information” section for examples of signage.
- Parapet – If possible, reconstruct the ornate parapet to match the original as seen in historic photographs. The parapet should be primarily brick however the finer details (such as finials) could be constructed using appropriate alternative materials such as fiberglass, glass-fiber reinforced concrete (GFRC), or metal.

The paint colors, awning design, and signage shown are only one of many options available to you or potential tenants. I would be happy to assist you further if you have anything more specific in mind.

The proposed work conforms to the Secretary of Interior’s Standards for Rehabilitation as developed by the National Park Service and, if followed, could qualify you to receive federal tax credits. For information on tax credits, please see the “Additional Information” section of this package or contact Robb McKay, historic architect for the State Historic Preservation Office, at 517-335-2727 or e-mail mckayr@michigan.gov.

Please keep in mind these schematic designs are provided and intended for planning and design review purposes only. They are not for construction or intended to be construction documents. Services of a licensed architect are required by law when the extent and/or nature of construction work require a sealed set of drawings. A list of qualified architects who will be able to provide these services and who meet professional requirements for “historic architecture” (as stated in 36CFR Part 61) is available upon request.

Again, thank you for your interest in Michigan Main Street’s Design Services program and investing in the future of your building and the community. Please feel free to contact the State Historic Preservation Office with any questions, clarifications or concerns by calling 517-373-1630.

113-115 E. Main Street, Owosso, MI
5/2/14

Cordially,

Kelly Larson, Design Specialist
State Historic Preservation Office

cc: Josh Adams, Owosso Main Street/DDA
Laura Krizov, MSHDA/Michigan Main Street

Enclosure(s)

ADDITIONAL INFORMATION

Includes:

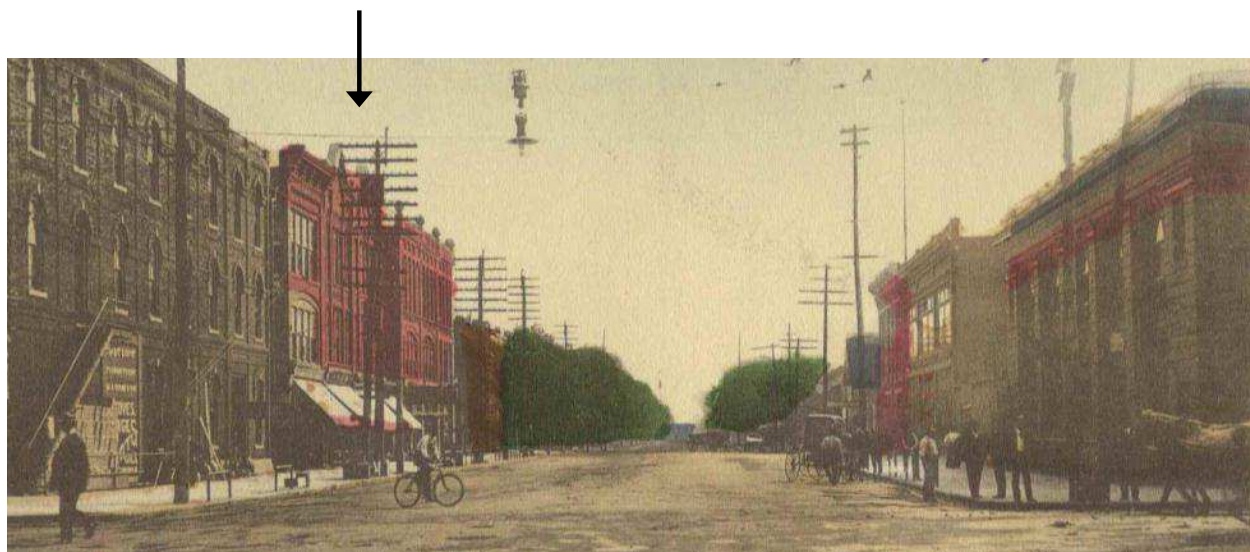
- Historic Photographs
- Paint – samples from Sherwin Williams
- Signage Examples
 - Projecting Signs
 - Window Display Signs
- Awning Information – from Sunbrella
 - For potential suppliers, visit: www.sunbrella.com
- Masonry
 - See Qualified Contractors Below
 - Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings
- Federal Historic Tax Credits
 - Federal Tax Credits for Rehabilitating Historic Properties: Main Street Commercial Buildings
 - Historic Preservation Tax Incentives
- General Maintenance of Historic Buildings Info
 - Sample Building Maintenance Schedule
 - Secretary of Interior's Standards for Rehabilitation
- For Qualified Architects and Contractors
 - Historical Architects List – visit www.michigan.gov/hpcredit
 - Resource Directory from the Michigan Historic Preservation Network (MHPN), includes:
 - How to Locate and Select a Qualified Contractor
 - Contractor Directory

113-115 E. Main Street, Owosso, MI
5/2/14

Historic Photographs



113-115 E. Main Street, Owosso, MI
5/2/14



113-115 E. Main Street, Owosso, MI
5/2/14



Paint Samples

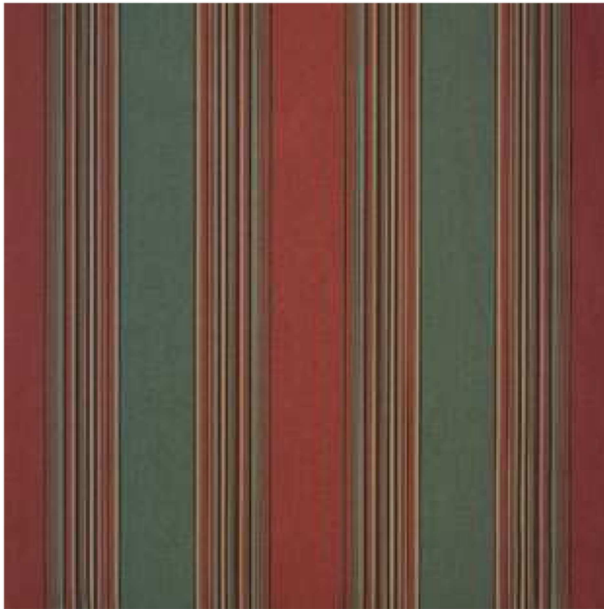
Sherwin Williams

A	SW 7749	Laurel Woods
B	SW 2813	Downing Straw
C	SW 2812	Rookwood Jade
D	SW 2802	Rookwood Red
E	Brick	Do not paint
F	Stone	Do not paint

Samples only included in
original copy sent to Owner

* Prior to purchasing and applying all paint material, it is recommended the smallest quantity possible of each paint color be purchased and applied to the facade to determine acceptability of colors

Awning Information



WIDTH: 46" / 116.84 cm
REPEAT: 23"
CONTENT: 100% Sunbrella® acrylic

SELVEDGE POSITION: Left / Right

RECOMMENDED USES:
Awning

SWATCH SIZE SHOWN ~ 46" x 46"

CARE AND CLEANING:
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit www.sunbrella.com/cleaning

WARRANTY: 10-year
For more information visit www.sunbrella.com/warranty

46" Henna/Fern Vintage
4969-0000

UPHOLSTERY COORDINATES



54" Canvas Fern
5487-0000



54" Canvas Henna
5407-0000



54" Linen Chili
8306-0000

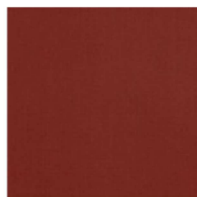


54" Dupione Laurel
8015-0000

AWNING COORDINATES



46" Fern
4671-0000

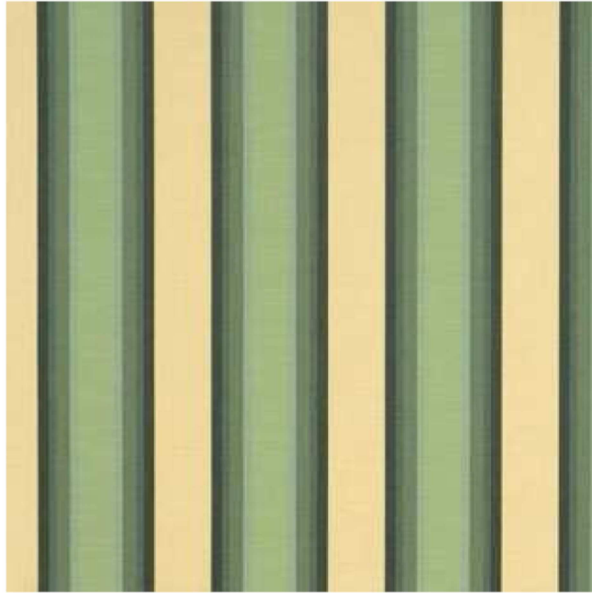


46" Tresco Brick
4699-0000

DISCLAIMER

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.

Sunbrella® is a registered trademark of Glen Raven, Inc.



WIDTH: 46" / 116.84 cm
REPEAT: 9"
CONTENT: 100% Sunbrella® acrylic

SELVEDGE POSITION: Left / Right

RECOMMENDED USES:
Awning

SWATCH SIZE SHOWN ~ 29" x 29"

CARE AND CLEANING:
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit www.sunbrella.com/cleaning

WARRANTY: 10-year
For more information visit www.sunbrella.com/warranty

46" Colonnade Juniper
4856-0000

UPHOLSTERY COORDINATES



54" Sailcloth Shore
32000-0003



54" Dupione Paradise
8050-0000



54" Dupione Palm
8052-0000



54" Canvas Vellum
5498-0000

AWNING COORDINATES



46" Alpine
4655-0000



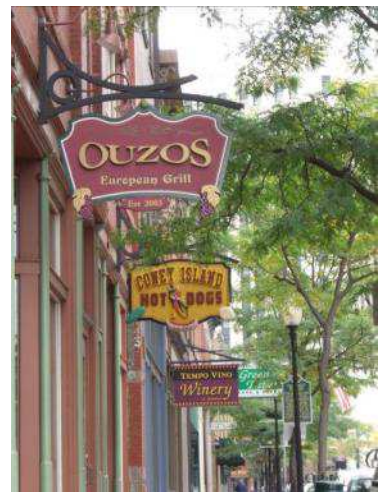
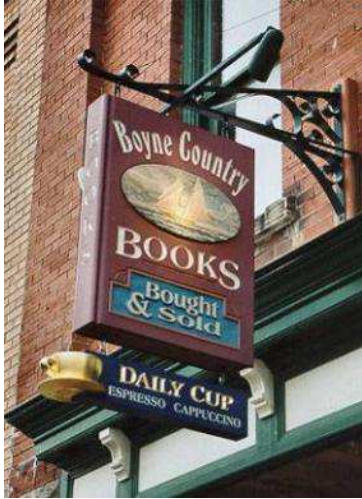
46" Basil
4688-0000

DISCLAIMER

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.

Sunbrella® is a registered trademark of Glen Raven, Inc.

Projecting Sign Examples



113-115 E. Main Street, Owosso, MI
5/2/14

Window Sign Examples



Sample Building Maintenance Schedule

2013










JANUARY

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

MARCH

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

APRIL

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY

M	T	W	T	F	S	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUNE

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

NOTES

After extreme weather, such as an ice storm, inspect building's exterior for damage and the interior for roof leaks (30 min)

Inspect interior of building for leaks during first heavy rain of the season (30 min)

Sweep debris from flat or low sloping roofs (30 min)

Examine the flashing for a tight fit and proper water shed where any horizontal surface meets a vertical surface (chimney, parapet cap, and roof) (30 min)

Clean out gutters and downspouts, and inspect for damage that might have occurred during freeze-thaw cycles (1 hour)

Inspect base of building for damage caused by salt (15 min)

Check masonry for loose bricks and mortar (15 min)

Examine windows for broken glass or putty failure (15 min)

Remove any temporary caulk (from winter) and permanently fix the wood gaps with a epoxy or wood consolidant (1 hour plus set time)

Inspect any metal or cast iron components for rust, scrape and paint with a rust inhibiting paint (1 hour)

Examine any painted surface for paint failure (cornice, windows, trim, and storefront) (30 min). Repaint if needed (2-3 hours)

Remove plants growing on or close to walls and foundation (30 min)

2013



JULY

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER

M	T	W	T	F	S	S
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

M	T	W	T	F	S	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOTES

After extreme weather, inspect building's exterior for damage and the interior for roof leaks (30 min)

Remove plants growing on or close to walls and foundation (30 min)
Visually check for moss or lichen, especially around parapets, sills and downspouts (30 min)

Check grading at foundation to make sure water will drain away from building and not pool (1.5 min)

Inspect basement or crawl space for excessive water during wet weather (30 min)

Inspect interior of building for leaks during first heavy rain of the season (30 min)

Examine roof slope to make sure water is not pooling at any areas on the roof (1.5 min)

Make sure water can flow freely through the gutters and downspouts. Clean out if they are clogged (30 min)

Sweep debris from flat or low sloping roofs (30 min)

Check weather stripping around windows and doors. Install to prevent air infiltration (1 hour, depending on type)
If applicable install interior storm windows for winter (2 hours)
Caulk any gaps in wood for a temporary water tight seal (30 min)



Secretary of Interior's Standards for Rehabilitation

Developed by the National Park Service

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices.

The Standards may be applied to all properties listed in, or eligible to be listed in, the National Register of Historic Places: buildings, sites, structures, objects, and districts.

The Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make decisions about which features of a historic property should be preserved and which might be changed. But once an appropriate treatment is selected, the Standards provide philosophical consistency to the work.

REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Distinctive historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

Downtown Owosso Historic District

Address: 113-15 E. Main Street

Site: Charles Lamp Studio

Date: 1885 ca.

Status: Contributing



Description:

This three-story brick late-Victorian commercial building was built as one structure divided into two storefronts by a thick masonry wall. It features sturdy brick piers and an ornate brick façade. The second and third floor façades of both addresses display identical design elements and no seam between them.

113 E. Main retains much of its original nineteenth century façade, with a deeply recessed entrance door bordered by transom and sidelights, although the brick bases beneath the display windows are of a later date. A flat wooden panel above the display windows, likely a business marquee, is capped by a decorative wooden cornice. Large decorative corbels at the juncture of the cornice and sidewalls lend the piers the appearance of pilasters. The street-level façade of 115 E. Main is masked by a wooden cover.

The second and third floors of each address feature two windows paired in the center, flanked by a single window on either side. Strong brick piers run from the rusticated stone sill beneath the second floor windows up to the plain brick parapet at the top. Rusticated stone lintels crown the second and third floor windows, matched by a similar sill beneath the windows on the third floor. The façade is enhanced by inset panels of textured brick and a stepped brick frieze of alternating designs. The parapet above the frieze has apparently lost its crowning wooden cornice, with visible color variation in the brick outlining the shadow of the missing piece.

History & Significance:

113 E. Main

1892 Globe Billiards Hall and Nolan and Company Saloon

1894 I. G. Curry, purveyor of groceries and tinware, added hardware, bicycles and paint to his inventory by 1900. Ira G. Curry was born in Fenton, Michigan on June 2, 1863 and graduated from the University of Michigan in 1886. He moved to Owosso in April 1887 and purchased the hardware stock of Hopkins and

Gould, operating at 108 N. Washington before moving to this address. Curry served as Owosso's mayor in 1896, and later as its treasurer. His residences included 327 N. Hickory and 520 East Main Streets. He was active in the Methodist Church.

1924-1930s Herman Dignan's Hardward Store. Dignan served as state representative 1935-1938; state senator 1939-1942; and Michigan Secretary of State 1943-1946. He resided at 620 Ada. The store later became an annex of the Arthur Ward Company, headquartered at 100 N. Washington. The interior of the store remains largely unchanged since the 1920s, retaining its wood floors, tin ceiling, oak cabinets, bins and drawers.

1968-present Charles and Lillian Schwab purchased 113 E. Main and opened Charles Lamp Studio. Schwab, an upholsterer by trade, preferred to repair and create lighting fixtures, and especially to restore antique lamps. The shop has been managed by the Schwabs' daughter, Marilyn Jones, since Charles' death in 1999.

115 E. Main

1899-1900 Owosso & Corunna Electric Company and Electric Railroad. Streetcar tracks extending into Corunna were laid in 1893. The line was powered by steam during its first two years of operation, then switched to electricity in 1895. The Owosso-to-Corunna Railway was discontinued in 1926.

1920s Milliner's shop

1977 Albert Lieberman owns the building at 115 E. Main, leasing to "Jane's Card Shop."

Photos:

