

OWOSSO
Historic District Commission



Regular Meeting
6:00 p.m., June 18, 2014
Owosso City Council Chambers



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

MEMORANDUM

DATE: June 11, 2014

TO: Chairman Scott Newman and the Downtown Historic District Commission

FROM: Sarah Warren-Riley, Housing Program Manager

RE: Regular HDC Meeting – June 18, 2014

Please see the enclosed packet for the June 18, 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:

- **327 N. Washington St.** – Window cladding application - proposes installation of aluminum cladding on one upper story window due to severe wood deterioration. (Note: other windows on the upper story are already aluminum clad.)

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, June 18, 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: June 18, 2014

Review and approval of minutes: May 21, 2014

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of May 21, 2014 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1)327 N. Washington St. – Window cladding 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.]

Affirmative Resolutions
Owosso Downtown Historic District Commission

Wednesday, June 18, 2014, 6:00 p.m.
Owosso City Council Chambers,
301 W Main St., Owosso, MI 48867

Resolution 141806-01 – Approval of Agenda

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby approves the agenda of June 18, 2014 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141806-02 – Approval of Minutes

Motion: _____
Support: _____

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

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 141806-03 – 327 N. Washington St.

Motion: _____
Support: _____

Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **327 N. Washington 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 **327 N. Washington 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 **327 N. Washington St.** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 141806-04 – Adjournment

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby adjourns the June 18, 2014 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: _____ Denied: _____

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
MAY 21, 2014 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:00 p.m. by Chairperson Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson

MEMBERS PRESENT: Chairperson Scott Newman; Vice-Chairperson Vincent Gonyou; Secretary Philip Hathaway; Commissioners James Eaton, and Gary Wilson.

MEMBERS ABSENT: Commissioners Lance Omer and Matthew Van Epps.

OTHERS PRESENT: Ms. Sarah Warren-Riley, Housing Program Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Mike Erfourth, building owner of 113-115 E. Main Street; Jeff Peltier, Architect for Mr. Erfourth.

AGENDA APPROVAL: Motion by Commissioner Eaton, supported by Commissioner Hathaway to approve the agenda for the meeting of May 21, 2014.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Wilson supported by Commissioner Eaton to approve the minutes for April 16, 2014.

Yeas: All. Motion was passed.

COMMUNICATIONS:

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

PUBLIC / BOARD COMMENTS:

Chairman Newman commented that it was exciting to see all the work downtown with the facades and the upper stories as Owosso moves forward.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

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

Chairman Newman introduced Mike Erfourth and Jeff Peltier. Mr. Erfourth bought both buildings last year. There are four apartments on the second floor and two on the third floor. He is doing a complete demolition on the interior of the first floor. Corky Adams will be moving into 115 E. Main Street. He is removing the white façade and using the design that he submitted and giving the apartments their own façade. He is doing the doors and the windows.

The lamp studio at 113 will have the lamp studio sign removed and will come back to the commission when Mr. Erfourth is ready to work with the new sign. He is not doing the windows yet. He will be looking for façade grant dollars to do more later. Chairman Newman discussed the business door location with Erfourth. They are unable to locate clear historical photos so far. 115 cannot have a recessed door, but 113 will be recessed. The entrance to the 113 apartment is in the lamp studio. There will not be awnings right now.

MOTION BY COMMISSIONER WILSON, SUPPORTED BY COMMISSIONER EATON THAT THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 113 – 115 E. MAIN 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 CONDITIONED UPON THE MAIN STREET RENDERING, AND MOVING THE DOOR TO THE CENTER.

YEAS: ALL. MOTION WAS PASSED.

Further discussion involved the connection of the two buildings; the need to sprinkle both buildings; a rear entrance to 113; and parking at the rear of the building or leasing from a nearby city parking lot.

BOARD / PUBLIC COMMENTS: Commissioner Hathaway discussed sprinkler systems and various fires from Corunna, Byron and Owosso and how they spread to other buildings.

Mr. Erfourth commented on cameras and WiFi systems for fire protection.

Mr. Peltier stated that some of the attendees at the meeting were from his class.

ADJOURNMENT:

MOTION BY COMMISSIONER HATHAWAY; SUPPORTED BY COMMISSIONER GONYOU TO ADJOURN THE MEETING AT 6:41 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: JUNE 9, 2014

Property Address: 327 N. WASHINGTON Owner's Name: 1ST CONG. CHURCH UCC

Phone One: 723-3010 (CH) Other Phone: 723-5158 (O. HILL) Email: shiwarssee299@hotmail.com

Applicants Address: 1813 YOUNG Applicants Name: DALE HILL

Phone One: SEE ABOVE Other Phone: — Email: —

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 Dale Hill COUNCIL PRESIDENT

Property Owner's Signature SAME

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.

Scope of Work Requested

Owosso First Congregational Church UCC

Owosso First Congregational Church UCC lies within the Owosso Downtown Historic District at 327 North Washington Street.

At the present time several north-facing window frames require painting, as does one frame facing west. This window and frame are located at the northwest corner of the building and contain original 1892 stained glass. As shown in the accompanying pictures, the frame is severely rotted. Our contracted painter has stated that repainting the window frame will be a temporary measure lasting a year or two at best. He suggests that installing aluminum cladding around the window is the best preventative measure available without attempting to rebuild the frame itself.

One of the pictures shows the layout of the west-facing wall and five of the six existing upper level aluminum clad windows as well as the lower level painted window frames.

We believe one other aluminum clad window frame of the same color as the existing frames will reasonably maintain the wall's appearance and therefore we request authorization to install cladding on the window in question.





