

OWOSSO
Historic District Commission



Special Meeting
6:00 p.m., April 26, 2017
Owosso City Council Chambers

Regular Meeting Agenda
Owosso Downtown Historic District Commission

Wednesday April 26, 2017, 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: April 26, 2017

Review and approval of minutes: July 20, 2016

Communications:

- 1) Staff Memorandum
- 2) Meeting minutes of July 20, 2016 (Resolution)

Public Comments:

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 102 W. Main Street – Façade Improvements

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, April 26, 2017, 6:00 p.m.
Owosso City Council Chambers,
301 W Main St., Owosso, MI 48867

Resolution 170426-01 – Approval of Agenda

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby approves the agenda of April 26, 2017 as presented.

Ayes: _____
Nays: _____

Approved: _____ Denied: _____

Resolution 170426-02 – Approval of Minutes

Motion: _____
Support: _____

The Owosso Historic District Commission hereby approves the minutes of July 20, 2016 as presented.

Ayes: _____
Nays: _____

Approved: _____ Denied: _____

Resolution 170426-03 – 102 W. Main Street

Motion: _____
Support: _____

Certificate of Appropriateness

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at **102 W. Main Street** 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 **102 W. Main Street** 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 **102 W. Main Street** do not meet the Secretary of the Interior's Standards, and are inappropriate for the district, hereby denies the application.

Ayes: _____
Nays: _____

Resolution 170426-04 – Adjournment

Motion: _____
Support: _____

The Owosso Downtown Historic District Commission hereby adjourns the April 26, 2017 meeting, effective at _____pm.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

MINUTES FOR
REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
WEDNESDAY, JULY 20, 2016, 6:00 p.m.
COUNCIL CHAMBERS

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

ROLL CALL was taken by Recording Secretary, Bridget Cannon.

PRESENT: Chairman Scott Newman; Secretary Philip Hathaway; Commissioner Matthew VanEpps; Commissioner Lance Omer; Commissioner Gary Wilson

ABSENT: Vice-Chairman Vince Gonyou; and Commissioner Dianne Acton

OTHERS IN ATTENDANCE: Josh Adams, Owosso Main Street Manager; Jim Carrothers, Commander, American Legion Post 57; Bonnie Carrothers, Auxiliary President, American Legion Post 57; Dave Mogg, Finance Officer, American Legion Post 57; Scott Perrin, Perrin Construction; Steven Sobak, Sobak's Home Medical

AGENDA APPROVAL:

MOTION BY COMMISSIONER VANEPPS TO REMOVE APPROVAL OF MINUTES FROM FEBRUARY 17, 2016 FROM AGENDA, AS THEY WERE NOT INCLUDED IN THE BOARD PACKET. MOTION WAS SECONDED BY COMMISSIONER HATHAWAY.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff Memorandum

PUBLIC/COMMISSIONER COMMENTS: None

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 201 E. Mason Street – Patio Application

Scott Perrin, Perrin Construction – Perrin Construction, Contractor for the proposed work at the American Legion displayed photo of proposed lean-to on west side of building. The contractor plans to remove the old concrete and replace concrete with new. The proposed lean-to will be a permanent structure, with brick columns at the corners, a roof over the area, and will include decorative cornices to mimic the historical architecture of building. They also plan on installing wrought-iron fencing in the courtyard area with columns and limestone caps, which will mimic the wrought-iron fencing outside of Shaw's Pharmacy in Durand. There will be a gate at the north end of the fencing to serve as a point of exit from patio area. Chairs and tables will be added later, as funding allows. Additional lighting for the outdoor seating area will also be added later, if needed.

This is a contributing building within the historic district.

MOTION BY COMMISSIONER HATHAWAY, AND SECONDED BY COMMISSIONER VAN EPPS:

THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 201 E. MASON STREET 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.

AYES ALL. MOTION CARRIED.

2) 112 W. Exchange Street – Shed Application

Steven Sobak, Sobak's Home Medical Supply – Mr. Sobak would like to build a 14' x 16' shed on the East facing exterior wall of the main building, between the East and West rear entrance doors to the business. The structure will have a single pitch slant roof from West to East. The building will be used for storage. The proposed shed will not be completely enclosed. The existing 8' x 8' shed will be removed. The applicant is proposing a wood structure with vinyl siding as materials for the shed.

Board Comments:

112 W. Exchange Street is a contributing building within the historic district, while the 114 W. Exchange Street is a non-contributing building. The proposed structure will not permanently alter any of the existing historical structures at 112 W. Exchange or 114 W. Exchange Street. The board agreed they would prefer a more natural material for the exterior of the building, something that could aesthetically tie-in to the exterior of the building at 112 W. Exchange. They also noted no other building in the historic district has been allowed to have vinyl siding with commission approval.

MOTION BY COMMISSIONER HATHAWAY, AND SECONDED BY COMMISSIONER OMER:

THE OWOSSO DOWNTOWN HISTORIC DISTRICT COMMISSION, FINDING THAT THE PROPOSED EXTERIOR IMPROVEMENTS AT 112 W. EXCHANGE STREET DO NOT MEET THE SECRETARY OF THE INTERIOR'S STANDARDS, AND ARE INAPPROPRIATE FOR THE DISTRICT, 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:

1) SIDING MATERIAL ON SHED SHALL BE OF A METAL MATERIAL OR HARD BOARD SIDING COMMERCIAL PRODUCT, OR BRICK

2) METAL SHALL BE COMPATIBLE TO THE 112 W. EXCHANGE STREET METAL ON THE 3RD FLOOR OF BUILDING.

PUBLIC COMMENTS: None

BOARD COMMENTS: Board would like to see original file that has information on the individual buildings sent as a PDF, when an application is received.

**ADJOURNMENT:
MOTION BY COMMISSIONER HATHAWAY AND SECONDED BY COMMISSIONER
WILSON TO ADJOURN AT 6:50 P.M., UNTIL AUGUST 17, 2016.**

Phil Hathaway, Secretary

bac

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: 4-24-17

Property Address: 102 W. MAIN Owner's Name: JAMES WOODWORTH

Phone One: 248-730-0275 Other Phone: 313-373-1757 Email: JIM.WOODWORTH@QUICKEN

Applicants Address: 4869 APACHE PATH Applicants Name: JAMES WOODWORTH ^{LOANS.} _{COM}

Phone One: SAME 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 _____

Property Owner's Signature 

Please contact Josh Adams for further information 989.494.3344 during business hours, or josh.adams@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.

The Arlington, a home goods store opening this Friday, is in need of an exterior makeover. The bottom portion of the building is covered in faux brick and we are requesting to paint the bottom portion to match the upper wood portion. The color is "Steely Gray", paint by Sherwin Williams.

arlington

arlington
Kitchen & Home
APRIL 2007
A BRICK & BLM COMPANY

SALE
OPEN

103 N. WASHINGTON

\$25

MEMBERSHIP OFFERS
800-770-8-5
WILL PAY
980-768-7328

MICHIGAN ABOVE-GROUND SURVEY FIELD FORM

ADDRESS

Number: 102-04

Direction: West

Street: Main

City/Village: Owosso

Township:

SURVEY INFO

Survey Date: 5/25/10

Surveyor: James Eaton

NAME

Historic Name: Kresge's – The Jupiter Store

Common Name: Treasures Back Door

DATE/PROPERTY TYPE/STYLE

Date Built: Approximately 1952

Source of Date: Directories

Style: Has none

Property Type: Commercial

MATERIALS

Foundation: ?

Walls: Brick with another type of brick as a façade.

Roof: ?

DESCRIPTIVE NOTES

Building has been altered one cannot tell anything about the original building.

OTHER BUILDINGS/FEATURES

HISTORY

COMMENTS

PICTURE INFO

File Name: P227057

Directory: Photos Block 5

Photographer: Paul Heimnick



The Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 unimpaired.