

MINUTES FOR  
REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**

Wednesday, June 30, 2021 at 6:30 p.m.  
Owosso City Hall, Council Chambers

**MEETING CALLED TO ORDER** at 6:32 p.m. by Chairman Teich.

**ROLL CALL** was taken by Recording Staff Liaison, Josh Adams.

**PRESENT:** Chairman Steven Teich; Commissioner Gary Wilson; Secretary Philip Hathaway;  
Commissioner Lance Omer; Commissioner Matthew Van Epps

**ABSENT:** Commissioner Scott Newman; Commissioner Dianne Acton

**OTHERS IN ATTENDANCE:** Maryellen Madary of Northern Signs; Linda Keenan, Executive Director of  
Shiawassee Center.

**AGENDA APPROVAL: JUNE 30, 2021**

**MOTION FOR APPROVAL BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY  
COMMISSIONER WILSON AS PRESENTED**

**AYES ALL. MOTION CARRIED.**

**MINUTE APPROVAL: MARCH 17, 2021 MINUTES**

**MOTION FOR APPROVAL BY COMMISSIONER VAN EPPS. MOTION WAS SECONDED BY  
COMMISSIONER OMER AS PRESENTED**

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS:** None

**PUBLIC/COMMISSIONER COMMENTS:** None

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

- 1) **100 E. Main Street** – New proposed signage

Ms. Madary of Northern Signs introduced the project and explained the new proposed signage. TCF Bank will be rebranded into Huntington Bank.

Commissioners discussed the proposed signage and found several elements of the proposed application inappropriate for both the building and the district. The Commission's notes are provided below, referencing to each "sheet" listed within the application.

*Approved*

### Sheet 2:

- Sign placement is appropriate
- Signage cannot be lit internally. Channel-lettering that is internally lit is prohibited. Halo or backlighting is appropriate
- Painting the trim green (where indicated) is not appropriate. The HDC prohibits the painting of metal trim (unless painted prior to the HDC formation in 2012).

### Sheet 3:

- The sign frame used by TFC Bank (and Chemical Bank before them) was installed prior to 2012 when the HDC was formed. Removal of that sign now requires any new signage to be placed in its historically appropriate location.
- The proposed signage in front of the window is not appropriate for the building. The HDC did indicate that a sign above the arched window - placed in front of the metal trim would be appropriate.
- Signage cannot be lit internally. Channel-lettering that is internally lit is prohibited. Halo or backlighting is appropriate.
- Painting the trim green (where indicated) is not appropriate. The HDC prohibits the painting of metal trim (unless painted prior to the HDC formation in 2012).
- The green awning would be appropriate for the building - if correct canvas awning materials were used.

### Sheet 4:

- Sign placement is appropriate
- Signage cannot be lit internally. Channel-lettering that is internally lit is prohibited. Halo or backlighting is appropriate

### Sheets 5 & 6:

- The HDC has no oversight of these signs

The Commission directed Ms. Madray to take the above referenced recommendations to Huntington Bank for revision. Once revisions are made, a new application can be submitted for review. Commissioner's agreed that a future, special HDC meeting could be scheduled to expedite any future review.

#### **2) 114 E. Main Street – Installation of new, vinyl window coverings**

Ms. Linda Keenan, Executive Director of Shiawassee Center was present on behalf the the Lebowsky Center for Performing Arts. Ms. Keenan stated that the Studio Theater Building – owned and managed by the Lebowsky Center for Performing Arts would like to cover the green, fiberboard paneling (located in the front windows of the building) with a red vinyl covering to tie it into the red theme associated with the Lebowsky Theater façade. Ms. Keenan indicated that the green paneling would stay in place and simply be covered with the red vinyl material.

After some discussion, the Commission determined that approval of this work could fall under Staff Approval Guidelines and directed staff liaison Adams to issue a Certificate of Appropriateness for the application.

*Approved*

**3) Property Updates – Discussion**

Chairman Teich asked Mr. Adams if there were any updates on property development located within the district.

Mr. Adams indicated that there were no new updates at this time.

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER HATHAWAY AND SECONDED BY COMMISSIONER OMER TO  
ADJOURN AT 7:28 P.M.**

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Phil Hathaway, Secretary

*Approved*