

MINUTES FOR THE REGULAR MEETING
DOWNTOWN HISTORIC DISTRICT COMMISSION
NOVEMBER 19, 2014 at 6:00 p.m.
COUNCIL CHAMBERS / CITY HALL

MEETING WAS CALLED TO ORDER at 6:07 p.m. by Chairperson Newman.

ROLL CALL was taken by Recording Secretary Marty Stinson

MEMBERS PRESENT: Chairperson Scott Newman; Commissioners Lance Omer, Matthew Van Epps and Gary Wilson.

MEMBERS ABSENT: Vice-Chairperson Vincent Gonyou, Secretary Philip Hathaway; Commissioner James Eaton.

OTHERS PRESENT: Mr. Josh Adams, Owosso Main Street Manager; Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Mr. Ryan Henry, Kincaid Henry Building Group, Inc.; Tom Nemitz, Cornerstone Architects; and Mr. Randy Woodworth, Woodworth Commercial, LLC.

AGENDA APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Van Epps to approve the agenda for the meeting of November 19, 2014 with the addition of a discussion regarding a sign installed over the previous sign at 112 W. Main Street.

Yeas: All. Motion was passed.

MINUTES APPROVAL: Motion by Commissioner Wilson, supported by Commissioner Van Epps to approve the minutes for June 18, 2014.

Yeas: All. Motion was passed.

COMMUNICATIONS:

- 1) Staff Memorandum
- 2) Meeting minutes of June 18, 2014 (Resolution)

PUBLIC / BOARD COMMENTS: None

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) 202 W. Exchange Street – Parge Application

Contact was made with Mr. Dedic, the owner of this address. He stated he would not be attending this meeting due to work obligations. He had previously applied an inappropriate parge coating to the building's façade prior to applying for a certificate of appropriateness with the HDC. Discussion followed regarding the impossibility of removing the parge and what can be done at this time regarding future applications to this building and possible other violations in the district by others.

2) 300 W. Main Street – Façade Renovation

Mr. Ryan Henry of Kincaid Henry Building Group, Inc. is representing Mr. Randy Woodworth for the 300 W. Main Street structure. He described the history and structure which is actually about five buildings connected together over the years. There will a six million dollar investment in this building as they pursue tax credits. The plan has already been submitted to the National Park Services, and they are also working with MSHDA for the 17 rental units. There will be a complete gut and rehab on the interior along with the façade renovation. Mr. Henry introduced Mr. Tom Nemitz from Cornerstone Architects.

Discussion followed with many components to the façade because of the many already in existence. Portions may be plain brick, some painted brick; and there will be some metal panels added over clay tile which is too fragile to continue to be exposed to the freeze/thaw process.

Discussion continued regarding windows and the fact the SHPO has reduced the standards regarding the composition of windows for some restoration projects. This building has had changes to it in the 1950's which is reason to no longer hold to strident historical standards. Some windows may be all metal rather than wood clad in other materials.

Motion by Commissioner Wilson, supported by Commissioner Van Epps:

The Owosso Downtown Historic District Commission, finding that the proposed exterior improvements at 300 W. Main Streets 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. Composite material being used to cover historic material because it's not possible to maintain in its original state pending confirmation of Secretary of Interior's Standards chosen windows.

Yeas all. Motion carried.

3) Sign at 112 W. Main Street

The previous sign is now wrapped in a new vinyl sign. Per Mr. Josh Adams, Owosso Main Street Manager, the building owner wanted to maintain the former sign. No action was taken at this time by the board. Mr. Adams will approach the owner for an HDC application.

BOARD / PUBLIC COMMENTS:

Mr. Adams received an e-mail about the home on N. Washington owned by Mr. Shattuck. They want to put in vinyl windows wood filled similar to what Mr. Civile used on his apartments. Board suggested checking with Mr. Henry for a list of his sources.

ADJOURNMENT:

Motion by Commissioner Omer; supported by Commissioner Wilson to adjourn the meeting at 8:05 p.m.

Yeas all. Motion carried.

mms

Phil Hathaway, Secretary