

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
FAÇADE / HISTORIC PRESERVATION SUBCOMMITTEE
MEETING MINUTES**

**August 8, 2007
3:00 PM – 4:00 PM
Fremont City Hall
Council Chambers**

Call to Order

The Façade/Historic Preservation Subcommittee meeting was called to order at 3:02 PM.

Members Present:	Marianne Boerigter	Director, Newaygo County Council for the Arts
	Bonnie Erber	Community Member
	Peter Lance	Community Member
	Gerry Rich	Downtown Property/Business Owner
	Ron Vliem	Executive Director, Fremont Area Chamber of Commerce

Members Absent:	Mary Robart	Downtown Property/Business Owner
	James Rynberg	Fremont City Mayor

Staff Present:	Michele Ribant	Fremont Neighborhood & Economic Development Director
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Opening Remarks

Chair Boerigter welcomed the Subcommittee members and then informed them that she would be leaving at 3:50 PM. She asked Peter Lance to chair the Subcommittee in her absence. Ms. Boerigter went on to say that in accordance with the agenda, the Subcommittee will be considering two requests for funding via the Fremont Downtown Façade Improvement Program. She said the requests were from the following applicants:

- 19 W. Main Street (Giuseppe’s Dining) – Front, rear and side facades
- 46 W. Main Street (Koffee Kuppe) – Front façade

Ms. Boerigter indicated that the Subcommittee is being asked to consider one other funding request that will be presented to them for the first time at this meeting as follows:

33 E. Main Street (Laing/Austin Agency) – Front and rear façade

Gerry Rich provided the Subcommittee with the cost estimates for the proposed façade renovations for 33 E. Main Street. Gerry Rich presented the designs of each of the applicants, so he recused himself from the votes on each of the applications the Subcommittee was considering.

Michele Ribant indicated that all of the projects would have to be reviewed more closely by the City to determine if the projects are consistent with the Fremont City Zoning Ordinance, especially the proposed signs.

Downtown Fremont Façade Improvement Program

19 W. Main Street

Gerry Rich reviewed the cost estimates for all the facades of the 19 W. Main Street building on behalf of the applicant, Catalin Lordache. He informed the Subcommittee that the upper side façade would not be

eligible for grant money since it does not front a public walkway or street. He indicated that the applicant was informed of this fact. The Subcommittee discussed the windows and wanted to make sure that the look of the windows would be in keeping with the overall character of the downtown. It was suggested that the applicant be required to install a grid in the large upper story window on the front façade; the grid could be snapped in place to show the panes of the windows in a manner that is consistent with the look of the windows as depicted on the design boards that Hooker DeJong created. The colors of the paint selected were discussed, but the Subcommittee decided that as long as the paint is within the color palettes provided by Hooker DeJong that the applicant was free to choose the colors.

After some discussion, a motion was made by Bonner Erber, seconded by Ron Vliem and carried to recommend to the DDA approval of the façade improvement grant funding request for 19 W. Main in Fremont in the amount of 11,391.00 broken down as follows:

Front Façade: \$8,500.00
Rear Façade: \$1,748.50
Side Façade: \$1,142.50

and to approve the design as outlined in the specifications provided by Rich Construction dated July 31, 2007 with the additional requirement that a snap in grid be provided for the large front façade upper window to create the appearance of window panes as depicted in the design by Hooker DeJong.

46 West Main Street

Gerry Rich presented the proposal for 46 W. Main since he assisted in obtaining estimates for the project on behalf of Kim and Phil Deur, the applicants. He indicated that the applicants want to install gooseneck lighting on the front façade over the awning at 46 W. Main Street. He indicated that the applicants choose “bronze patina” as the color for the lighting fixtures and that the lighting would look like it does on the design created by Hooker DeJong.

A motion was made by Ron Vliem, seconded by Bonnie Erber and carried to recommend to the DDA approval of the façade improvement grant funding request for 46 W. Main in the amount of \$700.00 to place gooseneck lights on the front facade, and the Subcommittee also approved the color of the gooseneck lighting fixtures.

Marianne Boerigter departed from the meeting after the vote on the 46 W. Main Street agenda item. She asked Peter Lance to chair the meeting in her absence.

33 E. Main Street

Gerry Rich outlined the façade improvement grant request for 33 E. Main Street for the applicant, Lorna Kosztowny. He explained that she was going to have two awnings on the front façade rather than one large awning that was shown on the design boards provided by Hooker DeJong. The Subcommittee expressed that they liked the look of the two awnings. He went on to say that the colors of the paint and awnings were in keeping with the colors as outlined in the Façade Design Guidelines. The colors of the paint for the building are antique white (SW 6119) and high tea (SW 6159), and the awnings will be blue.

He proceeded to outline the details of the façade renovations to both the front and rear facades as detailed in the August 8, 2007 specifications that were provided to the Subcommittee. Mr. Rich indicated that the plan was to take off the material from the front façade over the overhang, and if brick is underneath and it is in good condition, it would be painted. He indicated that if it were not in good condition, it would be replaced with exterior grade plywood. A concern was raised that the plywood would not be a material that is in keeping with the Façade Design Guidelines. The Subcommittee thought that they should give the chair, Marianne Boerigter, the latitude to work with the applicant to determine an acceptable building material that could be used for the exterior if the brick could not be used.

A motion was made by Bonnie Erber, seconded by Ron Vleim and carried to recommend to the DDA approval of the façade improvement program funding request for the front and rear facades of the building located at 33 E. Main Street in the amount of \$5,857.50 broken down as follows:

Front Façade: \$3,942.50

Rear Façade: \$1,915.00

and the Subcommittee also recommended approval of the design with the proviso that the Façade/Historic Preservation Subcommittee chair approve any material that is to be used on the front façade if brick is not to be used.

Next Meeting

The next meeting of the DDA Façade/Historic Preservation Subcommittee meeting will be scheduled on an as-needed basis.

Adjournment

There being no further business of the Subcommittee, the meeting adjourned at 4:12 PM.