

MINUTES FOR  
REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, November 18, 2020 6:00 p.m.  
VIA ZOOM VIDEO CONFERENCING

**MEETING CALLED TO ORDER** at 6:05 p.m. by Chairman Teich.

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

**PRESENT:** Chairman Steven Teich; Commissioner Gary Wilson, Commissioner Matthew Van Epps; Commissioner Dianne Acton

**ABSENT:** Commissioner Scott Newman; Commissioner Lance Omer; Secretary Philip Hathaway

**OTHERS IN ATTENDANCE:** Barry Paxton, applicant; Jackie Hoist, applicant's architect; and Jim Woodworth, downtown property owner

**AGENDA APPROVAL:**

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

**AYES ALL. MOTION CARRIED.**

**MINUTE APPROVAL:**

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

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS:** None

**PUBLIC/COMMISSIONER COMMENTS:** Jim Woodworth commented on his building located at 123 N. Washington Street (known as the Fifth-Third Building). Mr. Woodworth updated the Commission on recent activities associated on the property. He stated that earlier in the year a portion of the marble paneling fell off of the upper-level façade. Upon further investigation they discovered that many areas of the paneling were buckling and shifting. In addition, mounting brackets were deteriorating. As a result, they chose to remove the marble skin completely from the upper-level facades. Mr. Woodworth indicated that they spoke with Rob McKay with SHPO about the historic nature of the marble skin, but Mr. McKay indicated that the historic brick underneath was more important. Mr. Woodworth informed the commission that he is currently getting proposals for the restoration of the historic brick façade including the replacement of the historic windows. Mr. Woodworth stated that it is their goal to restore the upper-level façade to what it was prior to the marble paneling being installed in the early 1960s. Mr. Woodworth stated that they are working with a consultant to find grant funding to help with the development of the property, but all cost estimates and design development is in the very early stages.

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

1) Application: 108 E. Exchange Street – Front & Rear Façade Redevelopment

Property owner, Barry Paxton and architect Jackie Hoist presented the application for front and rear façade redevelopment at 108 E. Exchange Street.

The plans for the façade redevelopment are to bring the front façade back to its pre-covered state. The removal of the metal paneling has been done. The applications requests to restore the historic brick, recreate the 1890 façade.

Ms. Hoist indicated that historic photographs of the building are extremely rare, and records of the façade are limited. They were able to discern many of the architectural features from the buildings of the same time period around it. Ms. Hoist also indicate that the portion of the building overhanging the alley was constructed post World War II, possibly in the 1950s. As a result, the siding of that portion is different. It is proposed that wood, clapboard siding will be installed on that portion of the façade. Ms. Hoist also indicated that the window lintel located on the overhang portion is different than the other window lintels due to the timeframe that the addition was building. The differentiation in lintels and siding material help prevent the creation of a false sense of history.

Mr. Paxton also introduced the installation of a new window and door in the rear façade. The window and door will be installed in the historic location that openings were located prior to later infill.

**MOTION BY COMMISSIONER WILSON TO ISSUE A CERTIFICATE OF APPROAPRIATENESS FOR THE FRONT & REAR FAÇADE REDEVELOPMENT 108 E. EXCHANGE STREET, SECONDED BY COMMISSIONER ACTON.**

**AYES ALL. MOTION CARRIED.**

2) Matthews Building – Updates & Discussion

Mr. Adams updated the commission on the work taking place at 300 W. Main Street (Matthews Building). Mr. Adams indicated that there was not much to update at this time. He indicated that he is still waiting for formal roof reconstruction plans to be provided by the owner to the building department. Once plans are received, they will be sent to the commission for review.

Commissioner Van Epps indicated that the HDC’s Demolition by Neglect designation on the property should be addressed in our future meetings. Mr. Van Epps indicated that remediation actions could take place on the property if they exceed the 90-day deadline issued in the demolition by neglect letter.

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:** Chairman Teich introduced a new historical designation write-up/decals that he has been developing. These decals are historic descriptions of each contributing building that will help educate the public and celebrate the historic structures within the district.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER ACTON AND SECONDED BY COMMISSIONER VAN EPPS TO ADJOURN AT 7:03 P.M.**

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Phil Hathaway, Secretary