

MINUTES FOR REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, November 20, 2024 at 6:00 p.m.  
City Hall Conference Room

**MEETING CALLED TO ORDER:** at 6:01 p.m. by Chairperson Steven Teich.

**ROLL CALL:** was taken by City Manager Nathan Henne.

**PRESENT:** Chairperson Steven Teich, Commissioner Ainsworth, Commissioner Gallinger, Vice Chair Omer, Commissioner VanEpps

**ABSENT:** Commissioner Byrne, Commissioner Powell

**OTHERS IN ATTENDANCE:** City Manager Nathan Henne

**AGENDA APPROVAL:** November 20, 2024.

**MOTION FOR APPROVAL OF THE AGENDA AS AMENDED BY VANEPPS. SECONDED BY OMER.**

**AYES ALL. MOTION CARRIED.**

**MINUTES APPROVAL:** October 16, 2024.

**MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY OMER. SECONDED BY VANEPPS.**

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS**

City Manager Henne shared the following staff-issued Certificates of Appropriateness:

1. 114 W Mason Street – Sign Replacement
2. 108 N Washington St – Sign Replacement

**ITEMS OF BUSINESS:**

**1. Approve Certificates of Appropriateness**

**a. 112 W Main St**

Owners of 112 W Main St applied for window replacement. Discussion to allow fibrex exterior cladding.

MOTION BY VANEPPS TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR WINDOW REPLACEMENT ALLOWING FIBREX AT 112 W MAIN ST. MOTION SECONDED BY OMER

AYES ALL

**b. 123 N Washington St**

Owner outlined struggle with increasing costs of project. Not optimistic on ability to finance primary rehabilitation plan as approved by BRA plan and city council. Owner proposed contingent plan to just rehab the exterior using hardy board. Contingent plan will move forward subject to SHPO/NPS determination regarding historic tax credits.

Contingency plan would include architectural plans. Board instructed to just consider CofA for primary plan for now. Check on progress early 2025 to determine efficacy of contingent plan or further enforcement.

MOTION BY VANEPPS TO APPROVE CERTIFICATE OF APPROPRIATENESS FOR FAÇADE PER PRIMARY PLANS. SECONDED BY OMER.

AYES ALL

**c. 213 N Wasington St**

A representative of the he property owner explained an application to replace the pre-existing brick façade (removed by previous owner) with compliant lap siding, modernizing the building while maintaining its historical integrity.

MOTION BY GALLINGER TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR FAÇADE PROJECT AT 213 N WASHINGTON. SECONDED BY AINSWORTH.

AYES ALL

**2. Discussion regarding enforcement letter for 214 W Exchange.**

Owners of 214 W Exchange present to explain intent to replace vinyl siding on a portion of the façade. They explained that the siding was put up prior to their ownership. Board discussed the process for enforcement. Board asked to see an application for a certificate of appropriateness at the January 2025 HDC meeting.

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:** Board decided to cancel the December 2024 meeting for the holidays.

**NEXT MEETING:** January 15, 2025

**CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:20 P.M.**