

**Meeting Agenda**  
*Owosso Downtown Historic District Commission*  
Wednesday, February 19, 2025, 6:00 p.m.

**Call to order and roll call:**

**Review and approval of agenda:** February 19, 2025

**Review and approval of minutes:** January 15, 2025

**Communications:**

Update on 108 E Exchange Compliance (replace vinyl siding)  
110 W Main – Owner’s proposal/timeline to repair facade

**Public Comments:**

**Committee Reports:**

**Public Hearings:**

**Items of Business:**

- 1) RESOLUTION – Approve 2024 SHPO Report
- 2) RESOLUTION – Approve Demolition by Neglect Letter to 123 N Washington

**Public Comments:**

**Board Comments:**

- 1) Discussion
- 2) Next Meeting: March 19, 2025

**Adjournment:**

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us).]

MINUTES FOR REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, January 15, 2025 at 6:00 p.m.  
City Hall Conference Room

**MEETING CALLED TO ORDER:** at 6:00 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, Commissioner Byrne, Commissioner Powell

**ABSENT:**

**OTHERS IN ATTENDANCE:** City Manager Nathan Henne, Mayor Tiech, Nick Pidek, Mandy Pidek, Ryan Suchanek, Elizabeth Byrne.

**AGENDA APPROVAL:** January 15, 2025.

**MOTION FOR APPROVAL OF THE AGENDA WITH COMMUNICATIONS MOVED TO END OF MEETING BY VANEPPS. SECONDED BY OMER.**

**AYES ALL. MOTION CARRIED.**

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

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

**AYES ALL. MOTION CARRIED.**

**ITEMS OF BUSINESS:**

**1. Letter of Support for CLG Grant for Congregational Church**

Henne explained the process for a CLG grant application to SHPO – starting with the HDC approving a letter of support and moving to City Council for approval of the application.

**MOTION BY GALLINGER TO APPROVE CLG GRANT LETTER OF SUPPORT FOR CONGREGATIONAL CHURCH INTERIOR PLASTER PROJECT. SUPPORTED BY OMER.**

**AYES ALL. MOTION CARRIED**

**2. HDC Application Approval Policy**

Henne explained that Chairman Tiech approached him with a proposal to update the HDC application process to include a one-year completion deadline that would be consistent with the city's building permit application schedule. It was also proposed to start charging the building permit application base fee amount for future HDC applications. Finally, the policy would be applied retroactively for all approved HDC applications that have not been completed yet.

**MOTION BY POWELL TO APPROVE POLICY AS WRITTEN. SUPPORTED BY VANEPPS.**

**AYES ALL. MOTION CARRIED**

### **3. Application for Certificate of Appropriateness – 214 W Exchange St – Siding**

Owners wish to replace the vinyl siding on the façade with ribbed steel to comply with the HDC's design guidelines and the recent enforcement letter sent regarding the vinyl siding. Henne explained that the vinyl was installed by the previous owners.

**MOTION BY POWELL TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 214 W EXCHANGE WITH A DEADLINE FOR COMPLETION OF 1 YEAR. SUPPORTED BY BYRNE.**

**VANEPPS ABSTAINING. REMAINING MEMBERS VOTE AYE. MOTION CARRIED**

**PUBLIC COMMENTS:** Elizabeth Byrne spoke about the importance of communication and that it will help and encourage development. She talked about when a local jeweler owned the property and about his leadership.

#### **COMMUNICATIONS:**

Mandy Pidek spoke regarding the demo by neglect letter and possible court action against the property at 110 W Main for the crumbling façade. She apologized for not getting back to the commission on the matter. Stressed the importance of communication and that any letters should go to her home rather than the "shop." She explained that she and her husband are passionate about Owosso and own 4 businesses – 3 of which are in historic buildings – with a total of 24 employees. She explained that the quotes to repair the façade at 110 W Main St are between \$3000 and \$30,000. She said that there are more crumbling and vacant properties than "actual properties." She asked the HDC not to sue them but help them find a grant.

Nick Pidek spoke and asked the HDC not to proceed with legal action. He said he is open to a solution but not at the expense of his family. There was not adequate time to solve this problem. He said he talked to MEDC and SEDP about a grant but that no grant application will be considered if legal action is pending. He said his time as a councilmember and on other boards should play a role in the HDC's decision to sue so he is asking for the demo by neglect to be rescinded.

Henne explained the timeline for attempting to gain compliance with the needed repairs of the property at 110 W Main St. The process started over 4 years ago with multiple demolition by neglect letters sent and then rescinded by the HDC. Multiple promises by the Pideks to execute their ever changing plans to comply with the HDC's letters were not met and the process would start over. Omer commented that it is difficult for property owners to keep their historic buildings maintained. Henne explained that grants often require a lien or conservation easement and that is unattractive to building owners because it clouds the property title if they go to sell it, but that ultimately, owners are responsible for running their business and maintaining their own properties without the expectation of local government money.

Ainsworth said he did not want to sue. He proposed Pidek bring an action plan to the next HDC meeting.

Omer asked if the HDC could email official letters as well.

Byrne said he agrees with Ainsworth that the HDC should not sue.

**MOTION TO RESCIND THE DEMOLITION BY NEGELCT LETTER FOR 110 W MAIN ST AND TO PLACE THE REISSUANCE OF THE DEMOLITION BY NEGLECT LETTER FOR 110 W MAIN ON THE AGENDA FOR THE FEBURARY 19, 2025 HDC MEETING. SUPPORTED BY OMER.**

**AYES ALL. MOTION CARRIED**

**BOARD COMMENTS:** Gallinger asked to discuss the property at 123 N Washington St. After a brief discussion about the current Certificate of Appropriateness that was issued for the project at the November 2024 HDC meeting:

**GALLINGER MOVED TO RECONSIDER THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS ISSUED AT THE NOVEMBER 2024 HDC MEETING. SUPPORTED BY OMER.**

**AYES ALL. MOTION CARRIED.**

**GALLINGER MOVED TO DIRECT THE CITY MANAGER TO DRAFT A DEMOLITION BY NEGLECT LETTER FOR 123 N WASHINGTON ST FOR CONSIDERATION AT THE FEBRUARY 19, 2025 HDC MEETING. SUPPORTED BY VANEPPS.**

**AYES ALL. MOTION CARRIED**

**NEXT MEETING:** February 19, 2025

**CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:10 P.M.**

**From:** [Barry Paxton](#)  
**To:** [Nathaniel R. Henne](#)  
**Subject:** Re: 108 East Exchange updates  
**Date:** Monday, January 27, 2025 2:36:06 PM  
**Attachments:** [image001.png](#)

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OK got it. Larry's got us on the books for March. Weather dependent and should be completely wrapped up no later than April 15. Does that work?

On Mon, Jan 27, 2025 at 11:07 AM Nathaniel R. Henne <[nathan.henne@ci.owosso.mi.us](mailto:nathan.henne@ci.owosso.mi.us)> wrote:

Barry,

No the Commission can't specify the certain wood or color. It just cant be vinyl. Your application from 2019 said wood. That's really all I have to go by.

When do you think it will be completed? So I can inform the Commission and set a calendar reminder. Thanks.

N. Henne

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**From:** Barry Paxton <[paxtonholdings@gmail.com](mailto:paxtonholdings@gmail.com)>  
**Sent:** Sunday, January 26, 2025 12:58 PM  
**To:** Nathaniel R. Henne <[nathan.henne@ci.owosso.mi.us](mailto:nathan.henne@ci.owosso.mi.us)>  
**Subject:** Re: 108 East Exchange updates

Nate, can you let me know we have a pretty good idea of steps and timing based on the weather but we want to confirm does the committee have a recommendation on the type of wood we use for the front?

On Mon, Jan 6, 2025 at 10:32 AM Nathaniel R. Henne <[nathan.henne@ci.owosso.mi.us](mailto:nathan.henne@ci.owosso.mi.us)> wrote:

Hi Barry,

Yes I did receive it. Thank you for that. The city would be fine with either replacing and painting

when the weather improves or replacing now and painting only when the weather improves. Please let me know what solution you are going to pursue and provide a timeline so I can put it in my calendar to revisit.

For now, the enforcement is on hold for a week or so until we get the timeline and your decision on the plan. A response to this email with those items would suffice just fine.

Thanks Barry.

A handwritten signature in black ink, appearing to read "Nathan Henne". The signature is written in a cursive style and is contained within a thin black rectangular border.

Nathan Henne

City Manager

City of Owosso

989.725.0568

[Nathan.Henne@ci.owosso.mi.us](mailto:Nathan.Henne@ci.owosso.mi.us)

"Give [everyone] thy ear, but few thy voice."

-Shakespeare-

**From:** Barry Paxton <[paxtonholdings@gmail.com](mailto:paxtonholdings@gmail.com)>

**Sent:** Monday, January 6, 2025 8:33 AM

**To:** Nathaniel R. Henne <[nathan.henne@ci.owosso.mi.us](mailto:nathan.henne@ci.owosso.mi.us)>; Barry Paxton <[paxtonholdings@gmail.com](mailto:paxtonholdings@gmail.com)>

**Subject:** Re: [108 East Exchange](#) updates

Good morning Nate, I wanted to make sure you received my message and our plan, let me know your suggestions

thanks

Barry

On Thu, Jan 2, 2025 at 1:44 PM Barry Paxton <[paxtonholdings@gmail.com](mailto:paxtonholdings@gmail.com)> wrote:

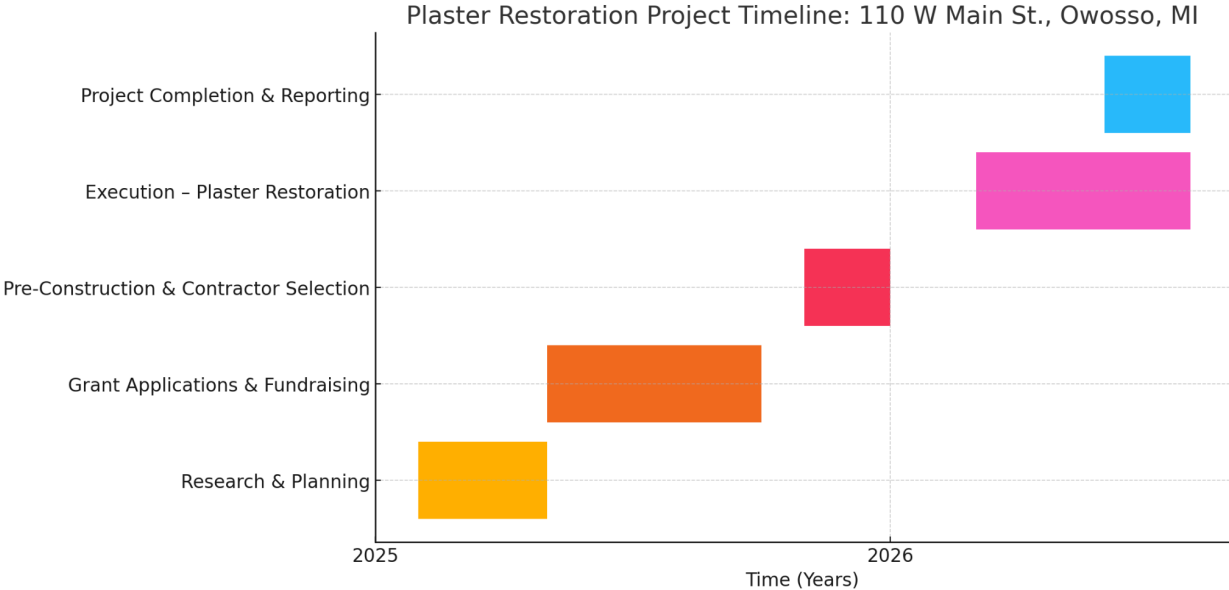
Nate, I wanted to confirm that we're in the process of making the updates to the front of the building above the alleyway siding. As you know it is very difficult to get a contractor that would be able to do the work and now we found someone that should be able to help us. The issue were running into now is the weather. I also have a strong preference to not pull down the siding and leave it looking like an eyesore until we can get a confirmed date in which the weather cooperates to get the wood placed up there. As we're now most likely going to have colder weather that will be not conducive to painting. Is the city OK leaving unfinished unpainted wood up there until we get more consistent weather and will be able to paint it? Let me know your suggestions or what the committee suggests and timing needed for work completion. We could probably get all of the current siding pulled down anytime and working on replacing the wood once we get a little more mild temperatures conducive to working outside. thanks and let me know,

Barry

# Facade/Plaster Restoration Project: 110 W Main St.

Updated 2.10.25

This plan outlines the actions and timeline for the Facade/**Plaster Restoration Project** at 110 W Main St., Owosso, MI, starting in January 2025, incorporating research for the scope of work, funding acquisition, grant applications, and seasonal constraints for plaster work. Additionally, it includes contingency planning in case of grant funding shortages, or unforeseen obstacles.



## Plaster Restoration Project Timeline (Updated Start: February 2025)

### Phase 1: Research & Planning (January – May 2025)

#### January – April 2025:

- Conduct a plaster condition assessment with plaster specialists.
- Consult with contractors and restoration experts for cost estimates.
- Obtain initial bids to determine the scope of work and identify potential risks.
- Explore muralists who can reproduce historical design work and for cost estimates



### **March – May 2025:**

- Identify grant opportunities and funding sources (local, state, and federal).
- Research historic tax credits, private donor opportunities, and historical societies for potential financial support.
- Gather documentation and assess requirements for funding applications.
- Submit any necessary Historic District Commission (HDC) approvals or letters of support.

### **May 2025:**

- **Submit to HDC an updated Plan of Action based on:**
    - **Defined scope of work**
    - **Funding needs**
    - **Available known grant windows**
- 

## **Phase 2: Grant Applications & Fundraising (May – October 2025)**

### **May – July 2025:**

- Prepare and submit available grant applications:
  - Examples:
    - National Trust for Historic Preservation
    - Michigan State Historic Preservation Office (SHPO)
    - Revitalization and Placemaking (RAP) program
    - Local foundations and preservation funds
- Explore funding from donors, businesses, and crowdfunding sources (e.g., GoFundMe, Patronicity).
- Research city/state historic building incentives and economic development funds.

### **August – October 2025:**

- Follow up on grant applications and funding opportunities.
  - Secure funding commitments from grants, donors, and incentives.
  - Adjust scope and schedule of work if funding is insufficient or phased restoration is necessary.
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## **Phase 3: Pre-Construction & Contractor Selection (November 2025 – January 2026)**

### **November – December 2025:**

- Finalize contractor selection through a competitive bidding process.
- Obtain necessary permits and approvals from city and preservation boards.
- If applicable, submit finalized plans to HDC for approval.
- Develop a project timeline based on:
  - Contractor availability
  - Weather conditions
  - Funding status

### **January 2026:**

- Conduct pre-construction site preparations.
  - Order materials and finalize logistics for restoration.
  - Ensure all funding is in place before beginning work.
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## **Phase 4: Execution – Facade/Plaster Restoration (March – August 2026)**

### **March – May 2026 (Weather-Dependent Start Date):**

- Begin plaster repair work when temperatures reach 50°F+.
- Monitor and inspect to ensure work meets historical standards.

### **June – August 2026:**

- Final finishing and detailing.
  - Conduct final quality checks and historical compliance verification.
- 

## **Phase 5: Project Completion & Reporting (June – August 2026)**

### **June – August 2026:**

- Conduct a final project inspection.
  - Submit completion reports to grant agencies and funders.
  - Hold a community or historical event to showcase restoration success.
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## **Key Adjustments & Considerations**

### **Funding Contingencies & Alternatives**

If **full funding is not secured**, the following alternatives will be explored:

1. **Phased Restoration** – Prioritize **essential repairs first**, then apply for additional funding for decorative work.
  2. **Crowdfunding & Local Support** – Engage community members, businesses, and preservation groups through fundraising events, GoFundMe, and Patronicity.
  3. **Low-Interest Loans or City Incentives** – Seek historic preservation loans, Downtown Development Authority (DDA) funds, and Michigan Economic Development Corporation (MEDC) incentives.
  4. **Revised Scope of Work** – Identify cost-saving alternatives, such as different materials or less labor-intensive techniques.
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## Weather Constraints & Scheduling Risks

Plaster restoration requires consistent temperatures above 50°F. The ideal window is March–September 2026. In case of delays:


- If temperatures are too low in early 2026, work will be rescheduled to late Spring/Summer 2026.
  - If unexpected delays occur, the project may extend into Fall 2026 or early 2027.
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## Grant Processing Uncertainty

Since **grant approvals depend on external funding cycles**, we acknowledge:

- Grant availability is not guaranteed. Some programs may run out of funds or not be available in 2025.
  - Some grants take 6-12 months for approval. If funding is delayed, work may be rescheduled for 2027.
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## Historical Compliance & HDC Coordination

 The project must align with preservation goals and requires HDC support and approval.

 All restoration must adhere to local/state historic preservation standards.

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## Conclusion

This plan ensures the project is financially viable, adheres to historical preservation standards, and remains flexible to funding availability, cost fluctuations, and weather conditions. If it is the wishes of the HDC for this project to be completed in 2025, we can make no guarantees of that timeline, for completion of this project is dependent upon understanding the full scope of work and available grant funding sources, neither of which we know as of today. We will of course pursue all known grant opportunities as they arise, and if one should allow us to complete in 2025, we will work in our best efforts to make that happen.

How would the HDC like to further support or refine these efforts?

- Does the HDC know of grant or funding programs?
- Does anyone have a list of potential contractors?
- Would the HDC be open to crowdfunding opportunities to raise funds on behalf of the project?
- Does the HDC have any insight into pitfalls or delays we should anticipate based on previous grant or funding opportunities?

**For questions, follow-up, or direct contact:**

**Nicholas Pidek:** [npidek@fostercoffee.co](mailto:npidek@fostercoffee.co) | 989.277.0385

**Mandy Pidek:** [aviatorjayne@gmail.com](mailto:aviatorjayne@gmail.com) | 989.488.9833



DATE: 2.17.25  
TO: Historic District Commission  
FROM: City Manager  
SUBJECT: 2024 Annual CLG Report

## **Background**

As a Certified Local Government (CLG), Owosso must submit an annual report to the Michigan State Historic Preservation Office (SHPO) detailing the Historic District Commission's activities. The 2024 CLG Annual Report ensures compliance and maintains eligibility for preservation grants.

## **Recommendation**

Staff recommends approval of the report and authorization for submission to SHPO.



**Michigan State Historic Preservation Office**  
 Certified Local Government Program  
 CLG 2024 Annual Report

1. CLG BASIC INFORMATION	
CERTIFIED LOCAL GOVERNMENT City of Owosso	
CHIEF ELECTED OFFICIAL Robert Teich	
CLG CONTACT PERSON (official person on file with National Park Service) Nathan Henne	TITLE City Manager
MAILING ADDRESS 301 W Main St, Owosso, MI 48867	
EMAIL nathan.henne@ci.owosso.mi.us	TELEPHONE 989-725-0568
CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable) <a href="https://www.ci.owosso.mi.us/Government/Downtown-Historic-District-Commission">https://www.ci.owosso.mi.us/Government/Downtown-Historic-District-Commission</a>	

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING	
A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)	
B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR? (Provide a link or attach any documents for which you select yes)	
HISTORIC DISTRICT ORDINANCE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRESERVATION PLAN (including master plan component) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HDC BYLAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COA APPLICATION/REQUIREMENTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Adopted an enforcement policy at 8/21/2024 meeting	

3. HISTORIC DISTRICT COMMISSION			
A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC Nathan Henne - City Manager			
B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, provide name/title)			
C. IDENTIFY <b>CURRENT</b> HISTORIC DISTRICT COMMISSION MEMBERS. (Submit a <u>resume</u> or <u>Attachment A</u> for each <b>NEW</b> commissioner appointed during the year)			
NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Steve Teich	Chair	5.6.24	6.30.27
Erin Powell		6.20.23	6.60.26
Bill Byrne		5.6.24	6.30.27
Lisa Gallinger		12.19.22	6.30.25
Tom Ainsworth		11.4.24	6.30.27
Lance Omer	Vice Chair	5.2.22	6.30.25
Matt VanEpps		6.20.23	6.30.26

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL?  YES  NO  
 If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.  
 The HDC did not meet it's goal to recruit a qualified professional. All board seats are now filled. However, Tom Ainsworth is thought to fill this particular qualification in the local HDC's opinion due to his experieince with conceptual plan design.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?  
 YES  NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?  
 YES  NO  NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?  
 YES  NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.  
 Schedules did not allow in 2024

NAME OF TRAINING	PROVIDER	ATTENDEES

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)  
 3<sup>rd</sup> Wednesday @ 6 PM in City Hall

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	July 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
February 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
March 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	September 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
April 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	October 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
May 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	November 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
June 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	December 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 16	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 16
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 12	# OF DENIALS ISSUED: 0
# OF APPLICATIONS REVIEWED BY THE HDC: 4	# OF NOTICES TO PROCEED ISSUED: 0
WERE ANY HDC DECISIONS APPEALED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, complete the information below)	
# OF HDC DECISIONS APPEALED:	
# OF DECISIONS OVERTURNED:	
# OF DECISIONS AFFIRMED:	

**4. INVENTORY AND DESIGNATION**

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

The HDC adopted a new enforcement policy for noncompliance. So far, the policy has enticed a few property owners to approach the HDC for certificates to correct these issues.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS?  YES  NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR?  YES  NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR?  YES  NO

If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR?  YES  NO

If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO



F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED?  YES  NO  
 If yes, briefly identify them below.

NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)

**5. PUBLIC PARTICIPATION**

A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976?  YES  NO (if no, briefly explain)

B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT’S WEBSITE?  
 YES  NO

C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC?  
 Mailings  Newspapers  Posting at Municipal Building  On-site Project Signs  Direct Email  Door Fliers  Email List/Listserv  
 Local Access Channels  Community Events  Other

D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION?  YES  NO  
 If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.

ACTIVITY	SPONSORING ORGANIZATION	DATE

**6. CLG/HISTORIC PRESERVATION GOALS**

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Apply for a CLG Grant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The HDC and City applied for a CLG grant in partnership with the 1 <sup>st</sup> Congregational Church to restore interior plaster in the historic sanctuary.
Attract qualified preservation official to fill a board seat	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The board/city was not able to attract a historic preservationist to the board. Mr. Ainsworth was appointed as he has some experience with architectural plan designs.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2025). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Apply for a CLG grant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
View at least two SHPO/Historic Preservation Network training videos during regularly scheduled HDC meetings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Continue education/enforcement regarding noncompliance	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Encourage use of DDA grant/loan program for exterior projects	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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**7. MISCELLANEOUS INFORMATION**

A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?

Welcome to the new Director. Owosso has had a local HDC since 2010. The two main impetus for forming the HDC was historic preservation and creating eligibility for grants. Since that time, ownership in the downtown has changed drastically. An area of concern is a few new owners do not value the HDC and see it as over-regulation. These owners typically ask for incentives from the city to rehabilitate their properties and are beneficiaries of the DDA/Mainstreet's revolving loan/grant fund. Most of the property owners comply with HDC guidelines willingly and support the program.

The Director should know that the SHPO historic tax credit application process is woefully inadequate - often taking 18-24 months to render a decision on an application. This is unacceptable for development projects being planned in the downtown.

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2024 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? **SHPO encourages sharing photos!**

Creating an enforcement policy for noncompliant properties.

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2024.

Property owner buy-in of the program rather than pushback and purposeful noncompliance. Most vocal owners see the program/guidelines as overregulation and a hindrance to redevelopment - or as an infringement on their preferred business practices.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

Preservation has become more of a responsibility as the HDC is more organized than in years past. Regular trainings, full meetings, new policies, the need for educating the owners in the district, and an overall more proactive approach may require at least a part time staff member to assist or take over. Funding for this position would need to come from an already strained City general fund.

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2024?

YES  NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2023?  YES  NO (If yes, briefly identify them below.)

NAME OF PROGRAM	# OF PROPERTIES BENEFITED
Owosso DDA/Mainstreet Revolving loan/grant fund	0

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION?  YES  NO

Restoration of 1920's façade relief carving at 110 W Main St. However, this option was presented to the owner but rebuked because of SHPO required lien.

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED?  YES  NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

**HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2025-4**

**RESOLUTION APPROVING THE 2024 SHPO CLG ANNUAL REPORT**

WHEREAS, the City of Owosso, as a Certified Local Government (CLG), must submit an annual report to the Michigan State Historic Preservation Office (SHPO); and

WHEREAS, the Historic District Commission (HDC) has reviewed the 2024 CLG Annual Report and finds it accurately reflects its activities and compliance with CLG requirements;

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan, that:

FIRST: The 2024 CLG Annual Report is approved.

Moved: \_\_\_\_\_

Supported: \_\_\_\_\_



DATE: 2.17.25  
TO: Historic District Commission  
FROM: City Manager  
SUBJECT: 123 N Washington St – Demolition by Neglect

#### **BUILDING HISTORY AND STYLE:**

The bank structure found on this site today has been “slipcovered”, but we have a photograph of the building shortly after it was built as the “Keeler Block” (Keeler was the president of the new bank and presumed to be the builder) in 1898 for the Citizens’ Savings Bank of Owosso which was established in 1896. The brick for this building was made at Fred Tick’s brick plant on Corunna Avenue. The bank was operated by the Keeler brothers of Grand Rapids. Isaac Keeler came to Owosso in 1895 from Grand Rapids and built a house at 218 W. Oliver. On the third floor of this bank building the Masons met at one time as even in current day the lodge symbols are painted on the ceiling. This building still has all three floors done with maple boards, and the windows from the original construction are still intact on the third floor with wide and wonderful wood trim. The gas lights are still in place on the third floor as well.

In 1960 the bank undertook an extensive remodeling. Expansion and improvements continued at the Main Office and by 1970 the bank had acquired the use of two buildings that opened onto Exchange Street.

#### **History & Significance:**

In 1838, Ebenezer Gould and David Fish opened the first general store in Owosso on this corner.

Ebenezer Gould, brother to Amos Gould, was born 1817 in Fleming, New York, came to Owosso in 1837, and started a business with his brother-in-law David Fish first with this general store and a year later they rented and ran a grist mill. In 1850 Ebenezer studied law in his brother Amos’ office and was admitted to the Bar in 1851. In July 1862, Ebenezer accepted the position of First Major in the 8th Michigan Cavalry. Promoted in 1863 to Lieutenant Colonel he was in the regiment attached to General Hooker’s Army of the Potomac, in General Custer’s brigade. He became a Colonel in Michigan’s fighting 5th, discharged because of disability and returned to Owosso in 1865 to become a partner in law with Gilbert R. Lyon.

In 1869 Matthias Stewart owned a grocery store on the southwest corner of Washington and Exchange Streets. According to the book “History of Shiawassee and Clinton Counties 1880” he was already banking at the store he erected in 1869 at this address. (A puzzle—the Matthias Stewart building appears on the Owosso Map of 1857, yet in the book History of Shiawassee and Clinton Counties 1880, it says “a store he erected in 1869”. Did he perhaps build yet another building between 1857 and 1869?) In 1882 he built his bank, across the street, on the northwest corner of Washing and Exchange Streets. Before he built the bank he had been long accommodating other merchants in town with the big safe he had in his store. (See the story of Stewart’s Bank at 201 N. Washington).

Matthias resided at 308 N. Washington, which later became the Eagles Lodge (burned in 1949)

The current banking company has undergone several name changes from D. Gould Bank, the first bank in Owosso, to the First National Bank, to the Second National Bank, then the Owosso Savings Bank in 1891. In 1938 the Owosso Savings Bank moved to the southwest corner of Washington and Exchange Streets, the former building of the citizens Savings Bank which never reopened after the depression. Pacesetter Bank, Old Kent Bank and now Fifth/Third Bank are the more recent operational companies.

## **Background**

The Historic District Commission (HDC) has determined that the property at 123 N Washington St, owned by Woodworth Investments, LLC, exhibits conditions of demolition by neglect, as outlined in Section 8-208 of Owosso's Code of Ordinances. On January 15, 2025, the HDC voted to reconsider the previously issued Certificate of Appropriateness and instead pursue enforcement action due to the deteriorating façade.

To ensure due process and consistency, the compliance timeline has been extended, allowing the property owner 60 days to submit a repair plan and 180 days to complete repairs. This extended timeframe is a result of previous instances where the HDC issued, rescinded, and reissued demolition-by-neglect notices to other property owners. These inconsistencies in enforcement have the potential to undermine the effectiveness of future legal actions, as repeated cancellations weaken the City's ability to defend enforcement efforts in court.

## **DEMOLITION BY NEGLECT REVIEW – MICHIGAN PUBLIC ACT 169 OF 1970**

### MCL 399.205 Section 5(11)

Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

- a) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- b) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

## **RECOMMENDATION:**

Per the motion adopted at the January 15, 2025 meeting directing staff to draft a neglect letter for consideration at the February 19, 2025 meeting, approve the issuance of the neglect letter.

February 20, 2025

Woodworth Investments, LLC  
Jim Woodworth  
116 W Main St  
STE 203  
Owosso, MI 48867

Dear Mr. Woodworth:

On February 19, 2025, the Owosso Historic District Commission (HDC) considered the appropriateness of issuing Demolition-by-Neglect notice - per section 8-208 of Owosso's ordinances - to you for the property located at 123 N Washington St. This property is a contributing resource in the Owosso Historic District boundaries identified in the District's 2010 survey. On January 15, 2025, the HDC voted to reconsider the Certificate of Appropriateness issued in November 2024 and to pursue enforcement action because of the condition of the façade instead.

Therefore, per section 8-208(h), you are now required as owner of the resource to repair all conditions contributing to the demolition-by-neglect of your historic plaster façade:

1. Within 60 days from the date of this letter (April 25, 2025), you must provide the Owosso Building Department with a written statement of intent and timeline for the repairs to be made; and
2. Within 180 days from the date of the letter (August 22, 2025), complete all necessary repairs to bring the building into compliance.

Should you refuse to comply with this enforcement within the time specified, the HDC or its agents may enter the property per section 8-208(h) and make such repairs as are necessary to prevent demolition-by-neglect. The costs of the work shall be charged to you as the owner, and may be levied by the city council as a special assessment against the property.

Sincerely,



Nathan Henne  
City Manager  
City of Owosso  
[Nathan.henne@ci.owosso.mi.us](mailto:Nathan.henne@ci.owosso.mi.us)  
Department

CC: Tanya Buckelew – Owosso Building

**HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-5**

**RESOLUTION APPROVING DEMOLITION BY NEGLECT NOTICE FOR 123 N WASHINGTON ST**

WHEREAS, the Owosso Historic District Commission (HDC) is responsible for preserving the historical and architectural integrity of properties within the Owosso Historic District, as authorized by Michigan Public Act 169 of 1970; and

WHEREAS, the façade of 123 N Washington St has deteriorated significantly due to deliberate action by the owner without permitting; and

WHEREAS, the Commission has determined that the property is at risk of further deterioration, threatening its historic character, and qualifies for a demolition by neglect notice under Michigan Public Act 169 of 1970;

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The Commission approves the issuance of a demolition by neglect notice to the owner of 123 N Washington St.

SECOND: The owner is required to submit a plan and timeline for repair and compliance to the Owosso Building Department within 60 days (April 25, 2025)

THIRD: The owner is required to repair the conditions contributing to the deterioration within six (6) months (August 22, 2025) of the date of this notice.

FOURTH: If the owner fails to comply within the six-month period, the City is authorized to make the necessary repairs and levy the costs as a special assessment against the property.

FIFTH: The City may seek a court order to gain entry to the property, if necessary, to carry out the repairs.

NOTE: All letters and fines to be shared with the Building Department and the City Attorney.

Moved: \_\_\_\_\_

Supported: \_\_\_\_\_