

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, July 19, 2023 at 6:00 p.m.
Virginia Teich Council Chambers

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, Vice Chairperson Omer, Commissioners William Byrne, Lisa Gallinger, Philip Hathaway, Erin Powell.

ABSENT: Commissioner Matthew Van Epps.

OTHERS IN ATTENDANCE: City Manager Nathan Henne, Building Inspector Brad Hissong.

AGENDA APPROVAL: July 19, 2023.

**MOTION FOR APPROVAL OF THE AGENDA AS PRESENTED BY SECRETARY HATHAWAY.
SECONDED BY COMMISSIONER BYRNE.**

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: May 17, 2023.

**MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY SECRETARY HATHAWAY.
SECONDED BY BYRNE.**

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: The American Legion Post #57 had applied for a Certified Local Government (CLG) Grant through the State Historic Preservation Office (SHPO) and received a letter they had not been selected for this round of funding. They do have an opportunity to apply for the next round, if desired.

PUBLIC/COMMISSIONER COMMENTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1. Certificate of Appropriateness – 110 West Main Street – Aviator Jayne Façade Repair

Building owner, Nick Pidek, was present with a recommended proposal of plaster repair. He detailed the work that is slated to be completed, weather permitting.

**MOTION BY COMMISSIONER POWELL TO APPROVE THE PLASTER REPAIR PLAN AS
PRESENTED BY THE OWNER. SECONDED BY COMMISSIONER GALLINGER.**

AYES ALL. MOTION CARRIED.

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-5

RESOLUTION APPROVING A FAÇADE REPAIR PLAN FOR 110 W MAIN ST

WHEREAS, the Historic District Commission of Owosso, Michigan, has received a proposed plan from the property owner to repair the existing facade at 110 W Main; and

WHEREAS, the Commission was established to preserve the historic nature of district using the guidelines set forth by the United State Secretary of the Interior; and

WHEREAS, the building at 110 W Main St is a contributing structure according to the 2010 Historic District Report; and

WHEREAS, the proposed plan meets the requirements of the Commission for the repair of the façade at the aforementioned address.

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

FIRST: The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area will not be adversely affected by the proposed plan.

SECOND: The relationship of the proposed architectural features of the resource to the rest of the resource and to the surrounding area meets the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

THIRD: The materials used are generally compatible with the design, arrangement, and texture required by the Standards.

FOURTH: The proposed plan meets the aesthetic values of the District.

2. City Club Building Discussion – 117 – 123 West Exchange Street

A partial collapse occurred at the building; it has now been categorized as a dangerous structure, according to International Building Code. Contact was made with building owner, Dave Acton. The structural engineering report will be submitted and if structural integrity is suspect, that will necessitate a decision from HDC to consider Demolition by Neglect. The review of the structure was simply informational at this time; no decision can be made until the structural engineering report is received.

PUBLIC COMMENTS: None.

BOARD COMMENTS:

1. Property Updates – Fifth Third Building. This property has been awarded a Community Revitalization Program Grant through the Michigan Economic Development Corporation (MEDC). MEDC has issued a letter of interest (LOI) to the developer, which means the financials are approved. This program offers fifty-percent of the cost to be awarded. They need their architect to complete a few punch list items; once these are complete, the project will proceed. The letter of interest expired in June and they were given an extension until August 29, 2023. Legal action will be pursued if the LOI expires again. HDC has the option to issue a Demolition by Neglect if no action is taken by the owners.

NEXT MEETING: August 16, 2023.

MOTION BY COMMISSIONER GALLINGER TO ADJOUR. SECONDED BY COMMISSIONER POWELL.

AYES ALL. MOTION CARRIED.

ADJOURNMENT BY CHAIRMAN TEICH AT 6:36 P.M.

Philip Hathaway, Secretary

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