

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, May 17, 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, Commissioners William Byrne, Lisa Gallinger, Philip Hathaway, Vice Chairperson Lance Omer and Matthew Van Epps.

ABSENT: Commissioner Erin Powell.

OTHERS IN ATTENDANCE: City Manager Nathan Henne, Roger Snyder and Contractor for 111 North Ball Street; Nick Pidek.

AGENDA APPROVAL: May 17, 2023.

MOTION FOR APPROVAL OF THE AGENDA AS PRESENTED BY SECRETARY HATHAWAY. SECONDED BY COMMISSIONER VAN EPPS.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: April 19, 2023.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY SECRETARY HATHAWAY. SECONDED BY VAN EPPS WITH THE CORRECTION OF NEXT MEETING DATE FROM MARCH 15, 2023 TO MAY 17, 2023. MOTION BY SECRETARY HATHAWAY AMENDED TO REFLECT THE CHANGE.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None.

PUBLIC/COMMISSIONER COMMENTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

1) **Certificate of Appropriateness – 109 North Ball Street.**

Application from owner for replacement of overhang roofing and fascia at 109 North Ball Street. Roger Snyder was in attendance representing the owner. He stated members of the HDC should have a working knowledge of how construction works. He outlined the process the contractor is using to remodel the overhang to ensure safety.

Chairman Teich detailed another situation that was very similar and approved by the Commission where a shingled overhang was replaced with metal and was an improvement. Commissioner Van Epps verified the roof was steel and the fascia will be wrapped in aluminum. Approval was recommended.

MOTION BY SECRETARY HATHAWAY TO APPROVE HDC RESOLUTION NO. 2023-4 AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR 111 NORTH BALL STREET. THE MOTION WAS SECONDED BY COMMISSIONER BYRNE.

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-4

RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR ROOFING AND FASCIA REPLACEMENT AT 111 N BALL ST

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from the property owner to re-roof and replace fascia for the overhang at 111 N Ball St; 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 111 N Ball St is a contributing structure according to the 2010 Historic District Report; and

WHEREAS, the application was found to be complete and the applicant wishes to replace the overhang roofing material and fascia.

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 work.

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 work meets the aesthetic values of the District.

AYES ALL. MOTION CARRIED.

Secretary Hathaway would like to see the shingled awnings removed from around the City.

2) Aviator Jayne Façade Plan – 110 West Main Street.

Nick Pidek, owner, detailed a white cedar façade to cover the plaster to protect it from the elements until a financially viable option for restoration of the ornate plaster can be found.

The Commissioners offered the façade could be made flat once again, instead of restoration, as a palette for new artwork. The possibility of a muralist was suggested. Pidek was not aware flattening the surface was an option. Pidek would like to go back to the contractor and get an alternative plan with this new option, with submission of the plan at the next regular meeting.

It was noted by City Manager Henne that the alternative plan submitted by Pidek was turned in before the Demolition by Neglect letter had expired.

MOTION BY COMMISSIONER VAN EPPS TO TABLE THIS ITEM UNTIL THE NEXT MEETING WHEN A NEW PLAN WILL BE PRESENTED BY THE OWNER. THE MOTION WAS SECONDED BY SECRETARY HATHAWAY.

AYES ALL. MOTION CARRIED.

3) Staff Approval Guidelines.

Fifth Third Building Letter of Interest from MEDC to the owners (Jim and Randy Woodworth) for the Community Revitalization Program (CRP) Grant expires at the end of this month; no request to extend has been submitted nor has the required information been provided. The Letter of Interest is from the MEDC and is 50% of the entire cost of the project, approximately \$3.2 million. Enforcement actions will begin from the Building Department and from the Commission once this expires.

Applications coming in for Boarded windows must comply with the requirement of Item #21 of Staff Approval Guidelines that says they must be painted to emulate windows or dark colors such as black or brown.

Terms of Dismissal for The Matthews Building was a legal agreement between the owners and the City of Owosso negotiated when the building was in worse shape and larger. Tickets had been issued and a trial was impending, but the attorneys were able to negotiate an agreement. These terms have not been satisfied as one of the requirements is there cannot be boarded windows.

The Staff Approval Guidelines were provided as information for new members.

4) Architect and Commission Membership.

The Commission would like to have an architect to use as a consultant on certain projects. It was noted an architect can be engaged on a case-by-case basis to comment on design relative to standards in place. An effort needs to be made to find a licensed architect, professional historian, historic architect or archeologist to consult on projects to be in line with State regulations but is not required to make decisions.

PUBLIC COMMENTS: None.

BOARD COMMENTS: Property Updates for the Matthews Building and Fifth Third were given by City Manager Henne during Item 3.

NEXT MEETING: June 21, 2023.

ADJOURNMENT BY CHAIRMAN TEICH AT 6:48 P.M.

Philip Hathaway, Secretary

caf