

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION

Wednesday, July 20, 2022 at 6:00 p.m.
Virginia Teich Council Chambers

MEETING CALLED TO ORDER: 6:00 p.m. by Chairman Steven Teich.

ROLL CALL: was taken by Owosso City Manager, Nathan Henne.

PRESENT: Secretary Philip Hathaway, Commissioner Scott Newman, Commissioner Lance Omer, Commissioner Gary Wilson, Chairman Steven Teich.

ABSENT: Commissioner Dianne Acton and Commissioner Matthew Van Epps

OTHERS IN ATTENDANCE: Nathan Henne, Owosso City Manager.

AGENDA APPROVAL: July 20, 2022.

MOTION FOR APPROVAL BY SECRETARY HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER OMER.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: JUNE 15, 2022 MEETING.

MOTION FOR APPROVAL AS PRESENTED BY SECRETARY HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER WILSON. WITH THE CORRECTION OF NEWMAN'S ABSENCE AT THE JUNE 15, 2022 MEETING.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None.

PUBLIC/COMMISSIONER COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

- 1) Demolition Permit – Lula's Restaurant – 113 S. Washington St.

BOARD COMMENTS:

Resolutions were read aloud to the Board by City Manager Nathan Henne. The resolutions presented are to either approve or deny the demolition of 113 S. Washington Street.

Jon & Morgan Beilfuss, owners of Lula's Restaurant were in attendance. They expressed an appreciation for historical architecture but believe if the façade was left standing, it is a liability. They have received interest and verbal offers on the site but they are conditional on the entire building being demolished. A copy of the insurance net claim summary was provided to the Board and that an estimate to rebuild entirely was over \$732,895.

John Beilfuss stated they know the cost of the demolition; however there is window repairs and additional aesthetics to consider that would increase the cost on them and would result in a greater financial hardship.

Nathan stated the MEDC was contacted and was advised that funding would not be given to restore the existing building; however, there could be assistance in the construction of an entirely new structure.

There was discussion amongst the board members of other community approaches when it came to fires in Historical districts, the loss of another Historical site in Owosso and the importance of keeping the streetscape in Owosso flush with brick, multi-story buildings.

The Board has expressed they believe it's important the front façade is preserved. Severity of fire damage to the front façade is unknown since the fire started in the rear of the building.

There was lengthy discussion amongst the board when considering if the building owners are facing a financial hardship and if proper evidence has been submitted to substantiate the owner's claims of financial hardship.

Nathan asked:

To Mr. Beilfuss:

Question: "Are you indeed claiming that by retaining this resource (front façade) you are claiming financial hardship?"

Answer: "Yes"

To the HDC:

Question: "Does this resource constitute a safety hazard to the public or structures occupants?"

Answer: Consensus amongst the Board; "no"

Question: "Is this resource a deterrent to a major improvement program that would benefit the community?"

Answer: Consensus amongst board; "no"

Question: "Does the board feel that retaining this resource (the façade) is in the interest of the community?"

Answer: "Yes"

The Board discussed all three resolution options and felt that a more in-depth quote from the demolition company in regards to the salvaging of the front façade is necessary.

MOTION BY CHAIRMAN TEICH TO TABLE DECISION DUE TO LACK OF SUFFICIENT INFORMATION AND REQUEST THE OWNERS OBTAIN A QUOTE THAT INCLUDES THE BRACING/SALVAGING OF THE FAÇADE, MOTION WAS SECONDED BY COMMISSIONER WILSON.

AYES ALL. MOTION CARRIED.

PUBLIC COMMENTS:

Councilmember Janae Fear of 1212 Riverside Dr., expressed concerns about lack of detail regarding the look of the front façade if it is decided that it must be preserved.

BOARD COMMENTS:

Chairman Teich, asked if there has been any updates regarding Aviator Jayne? Nathan states he has not received any updates.

The Board feels a demolition by Neglect is necessary after a year long wait on renovations; quotes for repairs have been obtained; however no work has been started.

MOTION BY CHAIRMAN TEICH TO ISSUE A DEMOLITION BY NEGLECT TO THE OWNERS OF AVIATOR JAYNE, MOTION WAS SECONDED BY COMMISSIONER WILSON.

AYES ALL. MOTION CARRIED.

- 1) **No Staff Approved CoA to Report:**

NEXT MEETING: August 17, 2022

ADJOURNMENT:

MOTION BY WILSON SECONDED BY _OMER TO ADJOURN AT 7:55 P.M. ALL AYES. MOTION CARRIED.

Philip Hathaway, Secretary