

MINUTES FOR  
REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, July 21, 2021 at 6:00 p.m.  
Owosso City Hall, Council Chambers

**MEETING CALLED TO ORDER** at 6:02 p.m. by Chairman Teich.

**ROLL CALL** was taken by Recording Staff Liaison, Josh Adams.

**PRESENT:** Chairman Steven Teich; Commissioner Gary Wilson; Secretary Philip Hathaway; Commissioner Lance Omer; Commissioner Matthew Van Epps

**ABSENT:** Commissioner Scott Newman; Commissioner Dianne Acton

**OTHERS IN ATTENDANCE:** Jackie Hoist of H2A Architects

**AGENDA APPROVAL: JULY 21, 2021**

**MOTION FOR APPROVAL BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER OMER AS PRESENTED**

**AYES ALL. MOTION CARRIED.**

**MINUTE APPROVAL: JUNE 30, 2021 MINUTES**

**MOTION FOR APPROVAL BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER WILSON AS PRESENTED**

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS:** None

**PUBLIC/COMMISSIONER COMMENTS:** None

**Committee Reports:** None

**Public Hearings:** None

**Items of Business:**

**1) 108 E. Exchange Street – Façade Brick Replacement**

Ms. Hoist of H2A Architects explained to the commission that after the HDC's original approval of the façade's brick restoration two quality historic masons were recommended for the project, and both provided quotations to do the work. The low bidder has provided masonry restoration services for other buildings in the Owosso Downtown Historic District, the other is a qualified historic mason that has performed work on other high profile historic properties, in which she was involved. Both of the historic masons said, that upon examination of the conditions, considering the condition and the bond of the paint, the strength of the brick faces, and the extent to which the brick was affected by the 1950's anchors, they would recommend that the outer wythe of the brick be removed and replaced with brick matching the appearance of the existing brick. Due to the conditions they observed, the restoration of

*Approved*

the existing brick was not financially feasible, nor was it so unique that it could not be duplicated from either a material, skill, or financial standpoint. After discussion with the mason, I would concur with the recommendations to replace the outer wythe of brick due to paint bond, extent of damage, and strength of brick. Additionally, this façade does not contain features so unique that they cannot be reconstructed, nor does it contain materials not still readily available. We have discussed proper anchoring of the brick to the remaining two wythes of brick. Based on these factors, she is recommending and asking the HDC approval of removal and replacement of the outer wythe of brick on this façade.

The Commission reviewed photographs of the brick and asked if the new brick being installed would match (in size, shape, and pattern) the brick being removed. Ms. Hoist stated that the new brick would match the historic brick.

**MOTION FOR APPROVAL BY COMMISSIONER VANN EPPS. MOTION WAS SECONDED BY COMMISSIONER HATHAWAY AS PRESENTED**

**2) Regular Monthly Meeting – Time Change**

Chairman Teich introduced a time change for the commission’s monthly meetings. He stated that the 6:00pm time slot is difficult for some commissioners to attend.

The commission discussed the meeting start time and determined that 6:30pm would be the best time moving forward.

**MOTION FOR APPROVAL BY COMMISSIONER OMER. MOTION WAS SECONDED BY COMMISSIONER HATHAWAY TO MOVE THE MONTHLY REGULAR MEETING TIME TO 6:30PM**

**3) Matthews Building Update – Discussion**

Chairman Teich asked Mr. Adams if there was any update regarding the Matthews Building.

Mr. Adams indicated that the property owner had a structural engineer conduct a report on the interior of the building but no further action had been reported.

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:** None

**ADJOURNMENT:**

**MOTION BY COMMISSIONER VAN EPPS AND SECONDED BY COMMISSIONER WILSON TO ADJOURN AT 7:03 P.M.**

---

Phil Hathaway, Secretary

*Approved*