

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, Feb 18, 2026 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 Harrington, Vice Chair Omer, Commissioner Byrne

ABSENT: Commissioner Powell

OTHERS IN ATTENDANCE: Larry Moiles, Greg Bennett

AGENDA APPROVAL: February 18, 2026.

MOTION FOR APPROVAL OF THE AGENDA BY OMER SECONDED BY BYRNE

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: November 19, 2025

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY OMER. SECONDED BY HARRINGTON.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

VanEpps resignation letter submitted in packet.

ITEMS OF BUSINESS:

1) 111. S. Washington St Façade Repair and Window Replacement:

The commission considered an application for decorative window replacement at 111 S. Washington Street, occupied by American Speedy Print. The applicant explained that the existing upper façade/transom windows contained deteriorated wood framing and rotted intermediate members between the decorative panes. The existing feature was determined to be beyond practical repair.

The applicant presented specifications for replacement windows consisting of wood construction with approved exterior cladding consistent with previously installed upper-story windows on the building. Alternative options, including wood panel infill, were discussed; however, the application formally requested replacement with wood windows featuring approved cladding.

The commission discussed the Secretary of the Interior's Standards, including Standard 6 regarding repair versus replacement and the requirement that new features match the old in design, color, texture, and materials when replacement is necessary. Historic photographs and documentation were referenced during discussion regarding the age and historical status of the existing decorative elements.

After review of the submitted specifications and materials, the commission found the proposed wood windows with approved cladding to be consistent with the applicable standards and local design guidelines.

MOTION FOR APPROVAL OF CERTIFICATE OF APPROPRIATENESS TO ALLOW NEW WOOD WINDOWS WITH APPROVED CLADDING IN THE TRANSOM OPENING OVER THE ENTRANCE MADE BY HARRINGTON, SECONDED BY BYRNE

AYES ALL. MOTION CARRIED

2) 2025 CLG Report:

Henne presented the 2025 Certified Local Government (CLG) annual report for submission to SHPO. Minor corrections were identified, including clarification of a commissioner's name suffix and documentation of virtual training participation. The report summarizes the commission's activities over the past year and is required to be submitted in March.

PUBLIC COMMENTS: None

BOARD COMMENTS: Commissioners discussed ongoing downtown rehabilitation projects, including CDBG-funded improvements to the 5/3 building and anticipated cleanup activities at 117 E. Exchange Street expected to begin in the spring. Staff also provided updates regarding expanding housing and upper-story rehabilitation funding opportunities in the downtown.

NEXT MEETING: March 18, 2026

MOTION TO ADJOURN THE MEETING MADE BY OMER, SECONDED BY BYRNE.

AYES ALL. MEETING ADJOURNED AT 7.15 P.M.