

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, March 19, 2025, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: March 19, 2025

Review and approval of minutes: February 19, 2025

Communications:

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

- 1) RESOLUTION – Certificate of Appropriateness – 118 S Washington
- 2) RESOLUTION – Approve Demolition by Neglect Letter to 110 W Main St

Public Comments:

Board Comments:

- 1) Discussion
- 2) Next Meeting: April 16, 2025

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, February 19, 2025 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, Vice Chair Omer, Commissioner VanEpps, Commissioner Byrne, Commissioner Powell

ABSENT:

OTHERS IN ATTENDANCE: City Manager Nathan Henne, Shafer Fox

AGENDA APPROVAL: Feb 19, 2025.

MOTION FOR APPROVAL OF THE AGENDA BY VANEPPS. SECONDED BY BYRNE.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: Jan 15, 2025.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY POWELL. SECONDED BY VANEP.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

Henne provided an update on 108 E Exchange noting the owner, Mr. Paxton, plans to comply with the HDC's enforcement letter in the Spring of this year.

Henne noted the included proposal from the Pideks regarding compliance with HDC rules regarding the façade at 110 W Main St. Teich allowed Shafer Fox to give a history of the façade and his attempts to help current and past owners comply with HDC rules regarding the condition of the façade. He outlined attempts to fundraise and secure grants but was frustrated with the lack of action by these owners. He shared that it was his opinion that the current proposal is not genuine. The HDC board agreed that the proposal was insufficient and directed Henne to prepare a demolition by neglect letter for the next meeting. Henne explained that since so many similar letters have been issued and rescinded, any future letters for any property should at least allow for double the time to comply. Henne also cautioned that any future letter cancellations may require the timetable to be extended further. The Commission agreed that 6 months was acceptable to be fair to anyone who receives a demolition by neglect letter in the future, including the Pideks.

ITEMS OF BUSINESS:

1. Approve 2024 SHPO Report

Henne explained the process for a CLG annual report and submits the draft report for approval.

MOTION BY VANEPPS TO APPROVE 2024 CLG REPORT. SUPPORTED BY BYRNE.

AYES ALL. MOTION CARRIED

2. Approve Demolition By Neglect Notice Letter for 123 N Washington St

Henne presented the demolition by neglect letter for 123 N Washington façade and stressed the requirement for a longer schedule for compliance due to the project scope and the multiple letters issued and rescinded for another property in the downtown. The commission discussed and agreed to the 6 month timeline and stressed the importance of remaining diligent in this enforcement action to hold owners accountable.

MOTION BY VANEPPS TO APPROVE DEMOLITION BY NEGLECT LETTER FOR 123 N WASHINGTON ST. SUPPORTED BY BYRNE.

AYES ALL. MOTION CARRIED

PUBLIC COMMENTS: Shafer Fox commended that he wants to make sure the Pideks do not conduct any work on the façade of 110 W Main St without first going through the proper approval steps with the HDC and the city. He also has concerns about the property at 123 N Washington and that owners within the district need to show the HDC and city respect.

Lisa Gallinger, who was in attendance in the audience, thanked the Commission for their diligence and encouraged them to hold owners responsible. She shared that due to unforeseen circumstances, she has decided to resign from the HDC.

BOARD COMMENTS: The Commission thanked Gallinger for her service.

NEXT MEETING: March 19, 2025

CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:00 P.M.



DATE: 3.19.25
TO: Historic District Commission
FROM: City Manager
SUBJECT: 118 S Washington CofA – Façade Work

HISTORY:

The property at 118 S Washington, Owosso, MI 48867, is a non-contributing structure within the Historic District, This was a long -time saloon, as was the building to the south of it and at some time the building to the north of it as well. From our records this was a Saloon from 1896 until 1914 when it became a dry goods store. In 1921 a family named Spagnuolo bought the building and had a fruit market on the street level, while living upstairs. This family was no relation to the Spaniola family who lived at 116 South Washington.

From early photos, we know that this remaining building is only a part of the original building which was probably demolished with the building to the South of it to accommodate the new Sears Store in 1963.

BACKGROUND:

The property owner has submitted an application to wrap the brick-work around the apartment entrance door. The material will be wood and painted blue to match the rest of the façade.

The proposed plan aligns with the property’s long-term goal of achieving a maintenance-free façade that meets historic standards.

RECOMMENDATION:

Approve a Certificate of Appropriateness for the proposed façade work at 118 S Washington, as proposed by the property owner. The materials meets the Owosso HDC Design Guidelines and the Secretary of the Interior’s Standards for the Treatment of Historic Properties, ensuring compatibility with the building's historic character and the surrounding district. Application shall expire on March 19, 2026

CITY OF OWOSSO

HISTORIC DISTRICT COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OR NOTICE TO PROCEED

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.
 - Plan shall show existing property lines and any prominent features on the site.
2. A minimum of the following photographs labeled to indicate the direction of view:
 - Current photos of the structure as seen from the street and/or façade of alteration;
 - Close up of existing detail in present condition proposed for alteration.

Date: 12-9-24

Property Address: 118 S. Washington Owner's Name: TA Properties of Shawanset

Phone One: 989.666.4964 Other Phone: _____ Email: theresa@crauctions.com

Applicants Address: 1007 S. Washington Applicants Name: Theresa Zlunick

Phone One: 989.666.4964 Other Phone: _____ Email: _____

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-12501531*. _____

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature [Signature]

Property Owner's Signature [Signature]

Please contact Nathan Henne for further information 989.725.0568 during business hours, or nathan.henne@ci.owosso.mi.us.

Return to City Hall, 301 W. Main St., Owosso, MI 48867

*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

118 S. Washington St., Owosso

Proposed work- We would like to have the brick surrounding the upstairs apartment door wrapped with wood and painted blue like the rest of the front. This would create a seamless transition across the front of the building. Currently the brick is exposed and is partially painted white.

Theresa Zdunic



HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-__

**RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR FAÇADE
WORK AT 118 S WASHINGTON**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from the property owner of 118 S Washington St for façade work; and

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

WHEREAS, the property at 118 S Washington is a contributing structure in the Owosso Historic District, constructed in the late 19th century; and

WHEREAS, the application was found to be complete, and the proposed replacement is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, ensuring compatibility with the historic character of the building and the surrounding district.

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 surrounding area will not be adversely affected by the proposed work.
- SECOND: The proposed siding meets the requirements of the Owosso Historic District Commission Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.
- FOURTH: The proposed work supports the preservation of the property that meets historic standards.
- FIFTH: The completion date of the project shall be no later than March 19, 2026

Moved: _____

Supported: _____



DATE: 3.19.25
TO: Historic District Commission
FROM: City Manager
SUBJECT: 110 W Main St – Demolition by Neglect

BUILDING HISTORY AND STYLE:

1892 Meat Market of Edward Webb, in 1894 Vitale Domiano, Confectioner

1894 Vitale Domiano, Confectioners

1898-1900 E.G. Westlake 5 & 10c Store

1921-1930 Candyland Chocolates and Restaurant, subsequently moving to 112 W. Main

1930 Re-designed by C.H. Maliskey, Contractor and L. Paul Ball
This building was remodeled by Leo Paul Ball for his Jewelry Store and Optometric Practice. L. Paul Ball helped to design the store with sweeping staircases, a second floor fireplace, case brass window frames with arched tops, leaded glass windows, and onyx facing under the windows and plaster in relief forms for the facade over the ground floor.

H. Maliskey and Son of Owosso was the contractor to L.P. Ball for constructing his storefront. Maliskey had his offices in the New Miner Building and was also the contractor of record for Curwood Castle, Memorial Hospital Nurses Home, Johnson Buick Garage, and The Paris Hotel in Owosso. The original Chandeliers and showcases are still being used, while other showcases have been stored in the second floor of the building. These stored display cases, according to Joe Cerveny, were made by the Owosso Casket Company. They are made of quarter-sawn oak, beautifully carved with glass fronts.

Background

The Historic District Commission (HDC) has determined that the property at 110 W Main St, owned by Wright Flyer, LLC, exhibits conditions of demolition by neglect, as outlined in Section 8-208 of Owosso’s Code of Ordinances. On February 19, 2025, the HDC found the proposed compliance plan voluntarily submitted by the owners to be insufficient.

To ensure due process and consistency, the compliance timeline for neglect letters has been extended, allowing the property owner 60 days to submit a repair and compliance plan to the building department and 180 days to complete repairs.

DEMOLITION BY NEGLECT REVIEW – MICHIGAN PUBLIC ACT 169 OF 1970

MCL 399.205 Section 5(11)

Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

- a) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- b) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

RECOMMENDATION:

Approve the issuance of the neglect letter for 110 W Main St given 60 days from date of issuance to submit a plan to the Owosso Building Department to comply with the letter, and comply with the letter within 180 days from date of issuance.



301 W. MAIN - OWOSSO, MICHIGAN 48867-2958 · (989) 725-0599 · FAX (989) 723-8854

March 19, 2025

Mandy and Nick Pidek
110 W Main St
Owosso, MI 48867

Dear Mr. and Mrs. Pidek:

On March 19, 2025, the Owosso Historic District Commission (HDC) considered the appropriateness of issuing Demolition-by-Neglect notice - per section 8-208 of Owosso's ordinances - to you for the property located at 110 W Main St. This property is a contributing resource in the Owosso Historic District boundaries identified in the District's 2010 survey. On February 19, 2025, the HDC discussed your proposal for compliance and found it to be insufficient.

Therefore, per section 8-208(h), you are now required as owner of the resource to repair all conditions contributing to the demolition-by-neglect of your historic plaster façade:

1. Within 60 days from the date of this letter (May 25, 2025), you must provide the Owosso Building Department with a written statement of intent and timeline for the repairs to be made; and
2. Within 180 days from the date of the letter (September 19, 2025), complete all necessary repairs to bring the building into compliance.

Should you refuse to comply with this enforcement within the time specified, the HDC or its agents may request a court order to enter the property per section 8-208(h) and make such repairs as are necessary to prevent demolition-by-neglect. The costs of the work shall be charged to you as the owner and may be levied by the city council as a special assessment against the property.

Sincerely,

Nathan Henne
City Manager
City of Owosso
Nathan.henne@ci.owosso.mi.us
Department

CC: Tanya Buckelew – Owosso Building

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-__

RESOLUTION APPROVING DEMOLITION BY NEGLECT NOTICE FOR 110 W MAIN ST

WHEREAS, the Owosso Historic District Commission (HDC) is responsible for preserving the historical and architectural integrity of properties within the Owosso Historic District, as authorized by Michigan Public Act 169 of 1970; and

WHEREAS, the façade of 110 W Main St has deteriorated significantly due to the owner's unwillingness to repair or comply with past letters of neglect; and

WHEREAS, the Commission has determined that the property is at risk of further deterioration, threatening its historic character, and qualifies for a demolition by neglect notice under Michigan Public Act 169 of 1970;

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

FIRST: The Commission approves the issuance of a demolition by neglect notice to the owner of 110 W Main St.

SECOND: The owner is required to submit a plan and timeline for repair and compliance to the Owosso Building Department within 60 days (May 25, 2025)

THIRD: The owner is required to repair the conditions contributing to the deterioration within six (6) months (September 19, 2025) of the date of this notice.

FOURTH: If the owner fails to comply within the six-month period, the City is authorized to seek a court order to make the necessary repairs and levy the costs as a special assessment against the property.

NOTE: All letters and fines to be shared with the Building Department and the City Attorney.

Moved: _____

Supported: _____