

**Meeting Agenda**  
*Owosso Downtown Historic District Commission*  
Wednesday, July 19, 2023, 6:00 p.m.

**Call to order and roll call:**

**Review and approval of agenda:** July 19, 2023

**Review and approval of minutes:** May 17, 2023 (June meeting was cancelled)

**Communications:** Letter from SHPO denying CLG Grant for American Legion

**Public Comments:**

**Public Hearings:** None

**Items of Business:**

- 1) RESOLUTION – Certificate of Appropriateness – 110 W Main St – Aviator Jayne Façade Repair
- 2) DISCUSSION – City Club Building – 117-123 W Exchange St

**Public Comments:**

**Board Comments:**

- 1) Property Updates – 5<sup>th</sup>/3<sup>rd</sup>
- 2) Next Meeting: August 16, 2023

**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](http://www.ci.owosso.mi.us).]

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 AMEDNED 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.**

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Philip Hathaway, Secretary

caf



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

June 6, 2023

Nathan Henne  
City of Owosso  
301 W Main Street  
Owosso, MI 48867  
Nathan.henne@ci.owosso.mi.us

RE: FY23 CLG Application – American Legion Post #57

Dear Mr. Henne:

Thank you for submitting your FY2023 Certified Local Government (CLG) grant application to the State Historic Preservation Office (SHPO).

Because CLG grants are competitive and funding is limited, each grant application is carefully reviewed by an interdisciplinary review committee. We regret to inform you that the CLG grant application submitted by your organization for the American Legion Post #57 project has not been selected for funding for this grant cycle.

We appreciate the time and effort put into your application, and we encourage you to continue working with the SHPO to discuss ideas for future CLG grant application(s). Our next funding round is anticipated to open in fall 2023.

In the meantime, if you would like to discuss your application in more detail, please contact Alan Higgins at [higginss3@michigan.gov](mailto:higginss3@michigan.gov).

Sincerely,

Martha MacFarlane-Faes  
Deputy State Historic Preservation Officer

ecc: Alan Higgins, Michigan SHPO





DATE: 7.14.23  
TO: Historic District Commission  
FROM: City Manager  
SUBJECT: 110 W Main St – CofA – Façade Improvement

## **HISTORY:**

The mid-block storefronts in this block of W. Main, framed by large, three-story anchor buildings at each corner, are the remnants of a larger row of buildings. When built in 1886, there were seven storefronts, each with tall narrow windows surmounted by Renaissance Revival lintels and tall parapets with ornate cornices. A trio of three bay storefronts on the west end were balanced on the east end by four narrower storefronts, each two window bays wide. As early histories refer to this row as five buildings, it is possible that each three bay storefronts was a stand-alone building and the other two buildings were divided into two storefronts each. As originally built, the street level of each storefront featured a recessed entrance and display windows set in wood construction.

The street level facade of 110 W. Main has been completely reworked. This work was carried out in 1930, when L. Paul Ball Jewelers commissioned the stunning and intricately beautiful entry that graces their storefront to this day.

## **BACKGROUND:**

The Commission has been seeking a plan from the owner of 110 W Main St for the repair of the 1930's plaster façade relief feature. After engaging with the property owner through the demolition-by-neglect process, we have received a plan to repair the façade but avoid the exorbitant cost of restoring the plaster features. That plan was considered at the May, 2023 HDC meeting. The owner stated he wished to pursue an option to repair the existing plaster façade so the Commission granted the owner more time to investigate this repair option.

## **RECOMMENDATION:**

Authorize the alternate façade construction plan considered at the May meeting or authorize the repair of the existing façade. Both of these options would be handled with a Certificate of Appropriateness.

PLEASE NOTE: THERE ARE TWO RESOLUTIONS FOR THIS ITEM. ONE IS TO APPROVE THE FAÇADE REPLACEMENT PLAN FROM THE MAY, 2023 MEETING. THE OTHER IS TO APPROVE THE FAÇADE REPAIR PLAN PRESENTED AT THIS MEETING. THE COMMISSION SHOULD ONLY APPROVE THE RESOLUTION CORRESPONDING TO THE PLAN IT DEEMS MOST APPROPRIATE.

**HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-\_\_\_\_\_**

**RESOLUTION APPROVING A FAÇADE REPAIR PLAN FOR 110 W MAIN ST**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received a proposed plan from the property owner to repair the existing facade at 110 W Main; 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 110 W Main St is a contributing structure according to the 2010 Historic District Report; and

WHEREAS, the proposed plan meets the requirements of the Commission for the repair of the façade at the aforementioned address.

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 plan.

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 plan meets the aesthetic values of the District

Moved: \_\_\_\_\_

Supported: \_\_\_\_\_

**HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-\_\_\_\_\_**

**RESOLUTION APPROVING A FAÇADE REPLACEMENT PLAN FOR 110 W MAIN ST**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received a proposed plan from the property owner to replace the facade at 110 W Main; 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 110 W Main St is a contributing structure according to the 2010 Historic District Report; and

WHEREAS, the proposed plan meets the requirements of the Commission for the repair of the façade at the aforementioned address.

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 plan.

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.

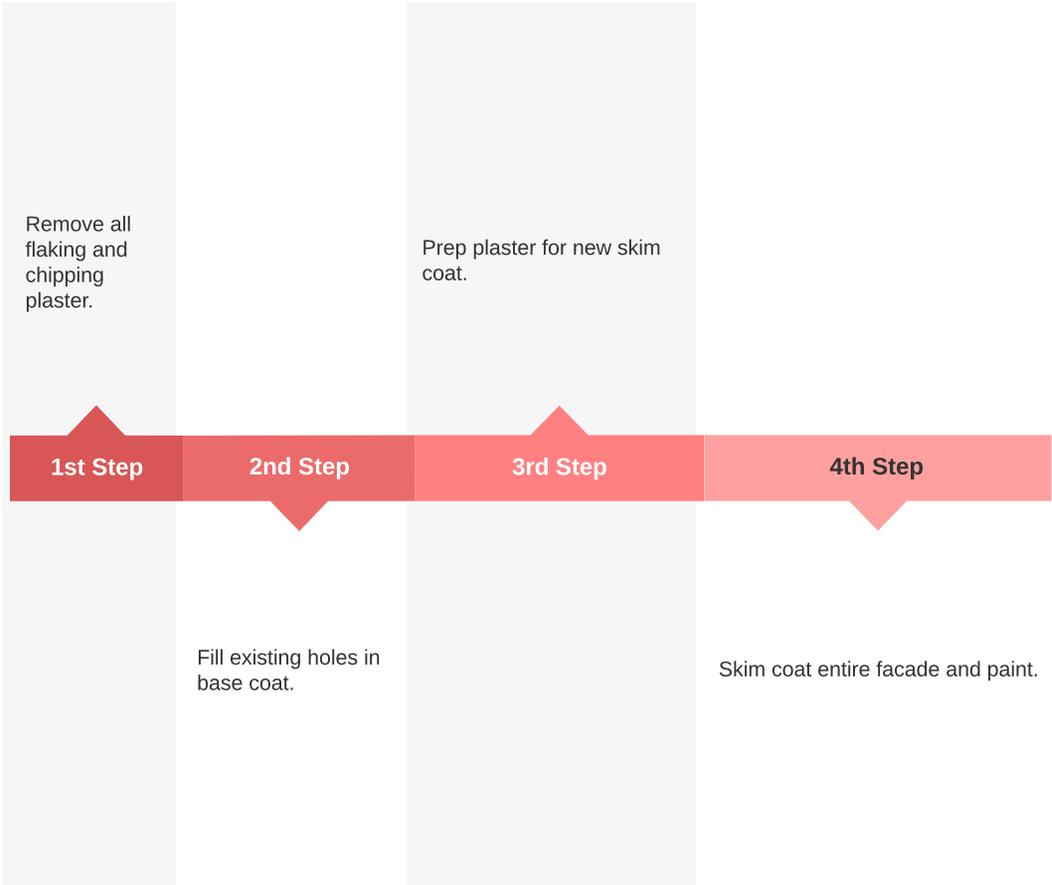
FOURTH: The proposed plan meets the aesthetic values of the District

Moved: \_\_\_\_\_

Supported: \_\_\_\_\_

# Proposal for Facade Repair

Wright Way Services | June 7, 2023



**From:** [Nicholas Pitek](#)  
**To:** [Nathaniel R. Henne](#)  
**Cc:** [Steven Teich](#)  
**Subject:** 110 W Main Facade Plan  
**Date:** Thursday, May 11, 2023 7:36:23 PM  
**Attachments:** [Timeline for subboarding example.pdf](#)

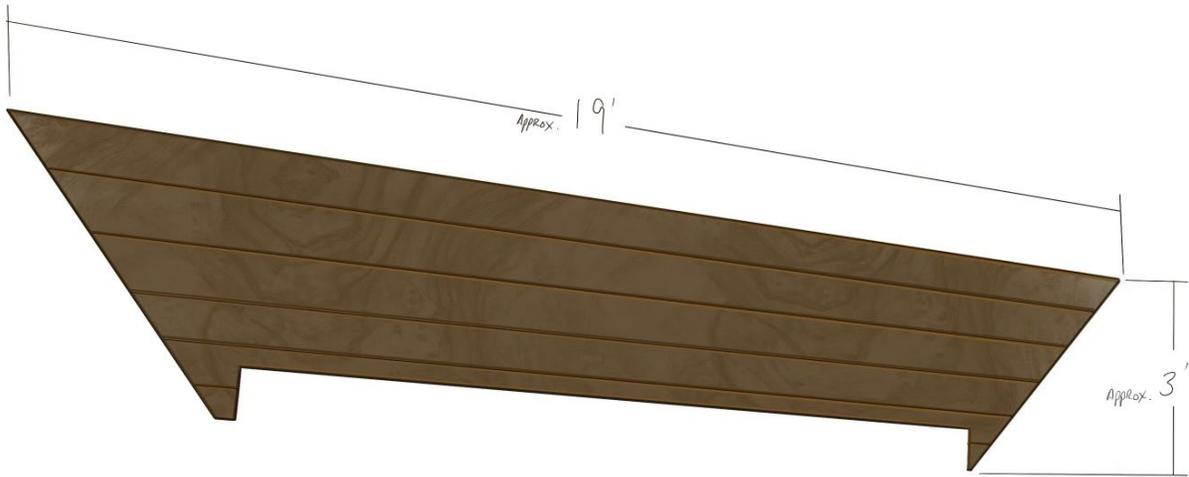
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Hi Nathan,

Sorry for the delay on getting this to you. I had planned to have this in on Monday but my son decided to enter the world at 8:17pm, so a lot has been on pause. I'm submitting this initial plan to you and the group to discuss.

**Overview**

We propose installing a white cedar facade cover over the plaster to protect it from the elements until such time as we can find a financially viable option for repairing the ornate plaster and paint. We're proposing using a licensed contractor for installation and a local carpenter for production of the white cedar facade. Production and installation and will commence upon HDC approval.





NICHOLAS RIDEK  
CO-FOUNDER - FOSTER COFFEE CO.  
[nridek@fostercoffee.co](mailto:nridek@fostercoffee.co)  
989.277.0385

# Proposal for Facade Repair

Wright Way Services | May 8, 2023

