

MINUTES FOR REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, April 19, 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 Clerk Amy Kirkland.

**PRESENT:** Chairperson Steven Teich, Commissioners William Byrne, Lisa Gallinger, Philip Hathaway, Erin Powell, and Matthew Van Epps.

**ABSENT:** Vice Chairperson Lance Omer.

**OTHERS IN ATTENDANCE:** Shiawassee Arts Council Representatives Piper Brewer and Jennifer Ross, DDA/OMS Manager Lizzie Fredrick, City Clerk Amy Kirkland, and Mayor Robert Teich, Jr.

**AGENDA APPROVAL:** April 19, 2023.

**MOTION FOR APPROVAL OF THE AGENDA WITH THE FOLLOWING ADDITION BY COMMISSIONER VAN EPPS. SECONDED BY SECRETARY HATHAWAY.**

***ITEMS OF BUSINESS***

3) *Aviator Jayne Status Update*

**AYES ALL. MOTION CARRIED.**

**MINUTES APPROVAL:** February 15, 2023.

**MOTION FOR APPROVAL AS PRESENTED BY COMMISSIONER VAN EPPS. SECONDED BY SECRETARY HATHAWAY.**

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS:** None.

**PUBLIC/COMMISSIONER COMMENTS:**

**PUBLIC HEARINGS:** None.

**ITEMS OF BUSINESS:**

- 1) **Certificate of Appropriateness – Downtown Pedestrian Lighting Design.**  
Application from the DDA/OMS Board seeking approval of the design for new downtown pedestrian lighting. The Design Committee has been working closely with the City Manager and Engineer to ensure the new lighting system not only complies with the Standards of Rehabilitation but will be able to serve the downtown for many years. It was noted that the project would be carried out in multiple phases, make critical updates to underground utilities in the downtown, and that fewer lights would be necessary thanks to improvements in LED lighting. Commissioners expressed interest in purchasing banner mounts and basket hangers for the new lights. This request will be presented to the Design Committee for vetting.

**MOTION BY COMMISSIONER VAN EPPS TO APPROVE HDC RESOLUTION NO. 2023-2 AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS APPROVING THE DESIGN FOR NEW DOWNTOWN PEDESTRIAN LIGHTS AS PRESENTED IN THE APPLICATION SUBMITTED BY THE DDA/OMS BOARD. THE MOTION WAS SECONDED BY SECRETARY HATHAWAY.**

**HISTORIC DISTRICT COMMISSION  
RESOLUTION NO. 2023-2**

**AUTHORIZING ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS  
FOR THE DESIGN OF DOWNTOWN PEDESTRIAN LIGHTS**

WHEREAS, the City of Owosso Downtown Historic District 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 Commission has received an application from the Owosso Downtown Development Authority/Main Street Board to start replacing the obsolete downtown pedestrian lights; and

WHEREAS, the current light model has been discontinued and the DDA has exhausted their supply of spare parts; and

WHEREAS, the application was found to be complete, and the applicant wishes to start replacing said lights in 2023-24.

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

FIRST: it is hereby determined the historic value, architectural value, significance of the resource, and its relationship to the historic value of the surrounding area will not be adversely affected by the proposed pedestrian streetlight design.

SECOND: the relationship of the proposed fixtures to the surrounding area meets the requirements of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

THIRD: the materials are generally compatible with the design, arrangement, and texture required by said Standards.

FOURTH: the proposed work meets the aesthetic values of the District.

**AYES ALL. MOTION CARRIED.**

**2) Certificate of Appropriateness – Ghost Mural Rehabilitation.**

Application from the Shiawassee Arts Center seeking approval of a project to restore the Quaker Oats mural overlooking Main Street Plaza. The SAC intends to hire an artist to restore the mural as closely as possible to its original state. They have already secured the permission of the building owner and Quaker Oats and have pledged to raise all necessary funds for the project. There was discussion regarding who owns the outside wall and whether a sign permit should be required because Quaker Oats is an active commercial product. Chairperson Teich requested that the portfolio of the chosen artist be presented to the Commission so they can ensure the quality of the work.

**MOTION BY COMMISSIONER VAN EPPS TO APPROVE HDC RESOLUTION NO. 2023-3 AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS APPROVING THE**

**PROJECT TO RESTORE THE QUAKER OATS MURAL OVERLOOKING MAIN STREET PLAZA AS PRESENTED IN THE APPLICATION SUBMITTED BY THE SHIAWASSEE ARTS COUNCIL. THE MOTION WAS SECONDED BY COMMISSIONER POWELL.**

**HISTORIC DISTRICT COMMISSION  
RESOLUTION NO. 2023-3**

**AUTHORIZING ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS  
FOR REHABILITATION OF THE GHOST MURAL  
AT 112 S. WASHINGTON STREET**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from the Shiawassee Arts Council to rehabilitate the Quaker Oats ghost mural at 112 S. Washington St; and

WHEREAS, the building at 112 S. Washington Street is a contributing structure according to the 2010 Historic District Report; and

WHEREAS, the Commission was established to ensure the historic nature of district is preserved using the guidelines set forth by the United State Secretary of the Interior; and

WHEREAS, the application was found to be complete, and the applicant wishes to work with the property owner to rehabilitate the ghost mural.

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

FIRST: it is hereby determined the historic, architectural value, 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.

FIFTH: the portfolio of the artist selected to perform said rehabilitation shall be presented to the Commission for inspection.

**AYES 5, NAYS 1. MOTION CARRIED.**

**PUBLIC COMMENTS:**

Piper Brewer inquired about the status of the façade at Fifth Third Bank. She indicated that she had heard that the project is on indefinite hold, and she asked if there was anything the City could do to pressure the owners into taking action to improve its appearance. It was noted that the HDC can't do anything until the building starts falling apart, until then it would be a code enforcement issue for the City.

There was general discussion regarding property owners that have modified their buildings without the permission of the HDC, whether letters should be sent to property owners each year informing them of their obligations regarding the historic district, the Commission's request that realtors distribute historic district information when selling a property within the district, the fact that the state did away with all of the historic tax credits that used to be an incentive for improvements, being cognizant that many building owners are hobby owners, and building owners that don't keep up their buildings and yet refuse to sell them. Mayor Teich agreed to discuss with the City Manager the idea of inviting building owners to a City Council meeting to provide an update on their rehab projects.

**ITEMS OF BUSINESS** (continued)

- 3) **Aviator Jayne Façade – Status Update.** (This item was added to the agenda.)  
A discussion to determine the status of the Aviator Jayne façade. At their February meeting the Commission had authorized sending a letter to the owners of the building requiring they take action to stabilize the building façade within 60 days. Due to the absence of the City Manager, the exact mailing date of the letter was not known, and no determination could be made as to whether the 60-day deadline had passed. The Commission requested staff email them with a copy of the letter and the date when the letter was sent. Commissioner Van Epps requested the item be placed on the May agenda if the issue remains unresolved.

**BOARD COMMENTS:**

The Commission turned their attention to the condition of the remnants of the Matthews/Mueller Building. Temporary windows on the east side of the building are starting to fall out and present a danger to people and the structure itself. The building owner is required by court order to install permanent windows and the Commission would like to pursue enforcement. There was a discussion regarding whether the owner had any future plans for the building. It was noted that the owners would consider selling the property, but they are currently refusing all offers because it's involved in a lawsuit.

Secretary Hathaway noted the Commission's frustration with all of the obstacles that get in the way of them upholding their mission. He encouraged them to do what they can and not to give up.

Chairperson Teich indicated that he had been watching SHPO webinars as of late and encouraged his fellow Commissioners to take advantage of the resource.

**NEXT MEETING:** ~~March 15, 2023.~~ May 17, 2023.

Correction made at  
May 17, 2023  
Regular Meeting.

**ADJOURNMENT:**

**ADJOURNMENT BY CHAIRMAN TEICH AT 7:09 P.M.**

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Philip Hathaway, Secretary

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