**MINUTES FOR REGULAR MEETING**
**OWOSSO HISTORIC DISTRICT COMMISSION**
Wednesday, August 19, 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, Vice Chair Omer, Commissioner Harrington, Commissioner Ferweda, Commissioner Powell
**ABSENT:** Commissioner Byrne

**OTHERS IN ATTENDANCE:** Nathan Henne, Lizzie Frederick; property owner/representative(s) for 105 E Main St

**AGENDA APPROVAL:** August 19, 2026
**MOTION FOR APPROVAL OF THE AGENDA BY FERWEDA. SECONDED BY OMER.**
**AYES ALL. MOTION CARRIED.**

**MINUTES APPROVAL:** July 29, 2026
**MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY POWELL. SECONDED BY FERWEDA.**
**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS:** None
**PUBLIC COMMENTS:** None

**COMMITTEE REPORTS:**
1. **HDC District Boundary Committee**
   Commissioner Ferweda reported that he has begun drafting the architectural review portion of the historic district study for the proposed Carnegie Library boundary expansion and expects to have the section complete in time for the Commission's September meeting. Commissioner Powell reported that she is likewise on track to complete her portion of the study (the property history) by the September meeting. City Manager Henne stated that once the study is complete, it will be formatted for submission to the State Historic Preservation Office (SHPO) and that notice would then be sent to affected property owners; he estimated that the public hearing process would take approximately two months to complete once the study is finalized in September, and noted that he may not be able to attend the Commission's October meeting. Members also discussed the status of the Carnegie Library building, noting that the Shiawassee District Library continues to fundraise for improvements needed to the building before the branch's relocation to the library becomes permanent.

**PUBLIC HEARINGS:** None

**ITEMS OF BUSINESS:**
1. **Certificate of Appropriateness – 105 E Main St (100-2 N Washington St) Awning/Facade**
   The property owner and representative presented the application, explaining that the existing awning/facade panel structure on the building's Main Street and Washington Street (M-21) elevations is failing, with several panels already having fallen from the building. The applicant proposed removing the deteriorated structure and replacing it with a new, more stable facade and signage band, and shared historic photographs of the building showing its original storefront glass.
   Commission members discussed the condition of the structure, the unknown condition of the brick and original storefront material behind the panels, and the safety hazard posed by falling panels. Members recommended that the deteriorated panels be removed from both elevations before a facade proposal is finalized so that the applicant and Commission can evaluate the condition of the brick underneath and determine an appropriate design.

The applicant agreed to remove the existing structure, assess the condition of the brick, and submit a proposal for the final facade and signage treatment to the Commission for review and, if different from what was discussed, an amendment to this Certificate of Appropriateness application.

**MOTION TO APPROVE REMOVAL OF THE EXISTING AWNING/FACADE PANEL STRUCTURE AT 105 E MAIN ST, WITH THE CERTIFICATE OF APPROPRIATENESS APPLICATION TABLED UNTIL THE APPLICANT ASSESSES THE CONDITION OF THE BRICK BEHIND THE STRUCTURE AND SUBMITS A FINAL FACADE/SIGNAGE PROPOSAL TO THE COMMISSION FOR REVIEW, MADE BY FERWEDA. SECONDED BY POWELL.**
**AYES ALL. MOTION CARRIED.**

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:**

Members discussed completion of the Commission training survey previously circulated by DDA Director Lizzie and encouraged remaining members to complete it.

Henne shared additional historic photographs from the Owosso Time Traveler program, including images of downtown buildings, the former Matthews Building/brewery site, and Owosso High School. Members expressed appreciation for Lance Little's continued work on the program and the volume of historic material he has compiled.

City Manager Henne provided an update on the former middle school redevelopment into apartments, noting construction is expected to begin soon and that he would follow up with the developer regarding renderings for the Commission.

**NEXT MEETING:** September 16, 2026

**THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:42 P.M.**