

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, October 21, 2026, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: October 21, 2026

Review and approval of minutes: September 16, 2026

Communications:

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

1. HDC Boundary Expansion – Preliminary Report – RESOLUTION
2. CLG SHPO Grant Application – Shiawassee District Library – 621 Oliver St

Public Comments:

Board Comments:

1. Next Meeting: November 18, 2026

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, September 16, 2026, at 6:00 p.m.
City Hall Council Chambers

MEETING CALLED TO ORDER: at 6:01 p.m. by Chairperson Steven Teich.

ROLL CALL: Taken by Lizzie Fredrick

PRESENT: Chairperson Steven Teich, Vice-Chair Lance Omer, Commissioner Sean Harrington, Commissioner Erin Powell, and Commissioner William Byrne

ABSENT: Commissioner Jeff Ferweda

STAFF IN ATTENDANCE: Nathan Henne, Lizzie Fredrick

AGENDA APPROVAL: September 16, 2026

MOTION FOR APPROVAL OF THE AGENDA BY HARRINGTON. SECONDED BY BYRNE.
AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: August 19, 2026

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY OMER. SECONDED BY POWELL.
AYES ALL. MOTION CARRIED.

COMMUNICATIONS: Henne informed the Commission that staff approved three sign certificates during the month of August for 101 N Washington Street, 111 S Washington Street, and 204 W Main Street.

PUBLIC COMMENTS: None

COMMITTEE REPORTS:

1. HDC District Boundary Committee

Powell reported that her portion of the Historic District Study for the proposed Carnegie Library boundary expansion is complete but was not available at the meeting and stated that she would submit it before the Commission's October meeting.

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

1. Extension of Certificate of Appropriateness — 123 N Washington Street

Henne reviewed the extension request for 123 N. Washington Street's Certificate of Appropriateness and noted the project must pass environmental clearances expected to be completed in approximately 45 days.

Jim Woodworth, owner of the property, attended the meeting virtually and reported project progress, including securing additional grant funding, completing a Phase II environmental study, and lead and asbestos testing currently taking place.

Byrne expressed concern that no physical progress has occurred on the building exterior.

The Commission discussed communications regarding the project and a potential timeline for start and completion to the façade improvements.

Henne reviewed the effects of denying the extension under the Commission's enforcement policy and confirmed that ordering corrective work on the facade would jeopardize the project's grant funding and that any City-performed remediation would pass the cost to taxpayers and require special assessment of the property.

The Commission discussed whether an extension shorter than one year was possible and adding a mid-term progress review in lieu of shortening the extension.

MOTION TO APPROVE THE EXTENSION OF THE CERTIFICATE OF APPROPRIATENESS FOR 123 N WASHINGTON STREET FOR TWELVE MONTHS AS PRESENTED, MADE BY OMER. SECONDED BY POWELL.

MOTION TO AMEND THE MOTION TO REQUIRE THE APPLICANT TO RETURN TO THE COMMISSION FOR A REVIEW IN SIX MONTHS, REPORTING ON THE STATUS OF THE ENVIRONMENTAL REMEDIATION AND THE NEXT STEPS IN THE PROJECT, MADE BY HARRINGTON. SECONDED BY POWELL.

AYES: POWELL, OMER, HARRINGTON, AND TEICH

NAYS: BYRNE

MOTION CARRIED.

PUBLIC COMMENTS: Jael Harrington recommended a public statement to report 123 N. Washington Street's redevelopment progress to community members.

BOARD COMMENTS:

Members discussed the value of publicizing progress on the 123 N Washington Street project.

Henne reported that the business owner at 101 N Washington Street has been that the banner must be removed and that only one neon open sign is permitted.

Henne also reported that Itsa Deli Thing, located at 208 W Exchange Street, has replaced the vinyl that was not in compliance with district design standards.

NEXT MEETING: October 21, 2026

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:35 P.M.



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

DATE: 10.20.26
TO: Historic District Study Committee
FROM: City Manager
SUBJECT: 502 W. Main St. – Carnegie Library Preliminary Study Committee Report

HISTORY:

Address: 502 W. Main Street

Site: Owosso Carnegie Library

Date: 1913–1914

Status: Proposed Contributing (non-contiguous addition to the Owosso Downtown Historic District)

This one-story Classical Revival building was built with a \$20,000 Carnegie grant on land donated by the Woodard family and the Owosso Casket Company. Designed by Lansing architect Edwyn A. Bowd, it was dedicated on July 4, 1914, and has served continuously as a library since. Later changes, including the paving of the north-side park for parking, have affected individual features and the grounds but not the building's overall identity.

BACKGROUND:

By Resolution No. 110-2026, adopted July 6, 2026, City Council appointed the Commission to serve as the Historic District Study Committee under PA 169 and charged it to study adding the library to the Owosso Downtown Historic District as a non-contiguous, single-resource area. The Commission accepted that role on July 29, 2026. The attached preliminary report presents the Committee's research, evaluation, and recommendation.

ANALYSIS

The report finds the library locally significant under National Register Criteria A and C: it was Owosso's first permanent, purpose-built public library and a long-standing community gathering place, and it is a representative Classical Revival Carnegie library and documented work of Bowd. The proposed period of significance is 1914–1976. The boundary follows the platted lots the library has occupied since construction, and the area contains one contributing resource and no non-contributing resources.

Approval of the preliminary report begins the PA 169 review process. Staff will transmit the report to the Owosso Planning Commission, SHPO, the Michigan Historical Commission, and the State Historic Preservation Review Board. A public hearing may be held no sooner than 60 days after transmittal, with written notice to the owner of record at least 14 days in advance. Within one year of the hearing, the Committee will send its final report and a draft ordinance

amendment to City Council. The boundary map and photographic inventory remain to be completed before transmittal.

CONSIDERATIONS FOR THE COMMISSION

1. Whether the report's findings under Criteria A and C and the proposed boundary adequately support adding the library to the district.
2. Whether to approve the report now and authorize staff to complete the boundary map and photographic inventory before transmittal, or to hold approval until those items are complete.
3. Whether the proposed period of significance (1914–1976) is appropriate.

RECOMMENDATION

I recommend approval of the resolution approving the preliminary report and directing staff to transmit it for review and schedule the required public hearing.

Carnegie Library Historic District Study Committee Preliminary Report

Oct 19, 2026

Proposed addition to the Owosso Downtown Historic District: Owosso Carnegie Library, 502 W. Main Street, City of Owosso, Shiawassee County, Michigan

Prepared by the Owosso Historic District Study Committee under the Local Historic Districts Act, 1970 PA 169, MCL 399.201 et seq. Draft for Historic District Commission review, October 2026.

The Committee finds that the Owosso Carnegie Library meets National Register Criteria A and C. It recommends adding the library to the Owosso Downtown Historic District as a non-contiguous, single-resource area with one contributing building.

Charge of the Committee

The Owosso City Council, by Resolution No. 110-2026 adopted July 6, 2026, appointed the members of the Owosso Historic District Commission to serve as the Historic District Study Committee under Section 3 of PA 169, MCL 399.203. The Commission accepted that role on July 29, 2026, and meets as the Committee after each regular Commission meeting.

The Council charged the Committee to study adding the Carnegie Library property at 502 W. Main Street to the Owosso Downtown Historic District as a non-contiguous, standalone area. The study includes a photographic inventory, research into the property's historic significance, and an evaluation against the National Register criteria in 36 CFR Part 60. The Committee will then prepare this preliminary report, transmit it as Section 3 requires, and hold a public hearing.

Composition of Committee Membership

All members serve on the Owosso Historic District Commission, which meets the Act's demonstrated-interest requirement. The Act requires at least one member appointed from a duly organized local historic preservation organization.

Member	Committee role
Steven Teich	Chair
Lance Omer	Vice Chair
Bill Byrne	Member
Jeff Ferweda	Member, Architect
Sean Harrington	Member
Erin Powell	Member

Owosso City Manager Nathan Henne staffs the Committee.

Historic District Studied

The Committee studied one property, the Owosso Carnegie Library at 502 W. Main Street. The proposed area would be added to the existing Owosso Downtown Historic District as a non-contiguous unit. PA 169 allows this: its definition of a historic district (MCL 399.201a) covers a single resource and areas without contiguous boundaries.

The library is a one-story Classical Revival building on a raised basement. It was built in 1913–1914 with a Carnegie grant and dedicated on July 4, 1914. It stands on a corner lot at West Main and Shiawassee Streets, faces Main Street, and is set back behind a lawn.

Boundaries

Verbal boundary description. Lots 5 and 10, Block 8, Lucy L. Comstock's Addition, City of Owosso, Shiawassee County, Michigan. Tax parcel no. 505-120-008-008-00.

Visual boundary description. See Map 1 [attached]. Following SHPO guidance, the map will show the district name, community, and county; the date; a key and north arrow; labeled streets; the address; lot lines; and the building footprint, with the boundary in a bold line.

Boundary justification. The boundary follows the platted lots on which the library was built in 1913–1914 and which it has occupied since. These lots hold the building, its Main Street setback, and the lawn and walk approach that make up its historic site. The boundary leaves out neighboring commercial and

History

National context. Andrew Carnegie's library program funded more than 1,600 public library buildings in the United States between the 1880s and 1919. Grants usually required the community to supply a site and pledge annual operating support. That condition made libraries permanent municipal institutions rather than charities. Michigan communities built Carnegie libraries throughout the 1900s and 1910s.

Construction of the Owosso library. Owosso received a \$20,000 Carnegie grant. The Woodard family and the Owosso Casket Company provided the land. Lansing architect Edwyn A. Bowd designed the building, and Rickman Construction of Kalamazoo built it in 1913–1914. The library was dedicated on July 4, 1914, and opened for service on July 21, 1914.

Original plan. The main floor was one open room. Five-foot bookcases divided it instead of full-height walls. The basement was built for public meetings, so the building combined library collections with community gathering space.

Later changes. The building has been in continuous use as a library, with these documented changes:

Year	Change
2022	Air conditioning system replaced
2021	Adult space renovated
By early 2013	Water-damaged plaster repaired; exterior doors installed

Year	Change
2012	Tile roof replaced
2010	Insulation added
1985–1986	Wheelchair lift installed
1976	Storm windows and air conditioning funded
1974	Children's library remodeled
1960s	Basement converted to a children's library
Late 1950s	Front steps repaired; north-side library park paved for parking
1948	Original chandeliers replaced with fluorescent lighting

Statement of Significance

The Owosso Carnegie Library is locally significant under National Register Criteria A and C. The proposed period of significance is 1914–1976, from opening to the 50-year threshold.

Criterion A: events and patterns of history. The library marks the start of free public library service in a permanent, purpose-built building in Owosso. It came from the Carnegie program, which required the city to commit public money every year. For more than a century it has also served as a community gathering place, starting with the basement meeting room.

Criterion C: design and construction. The building is a representative Classical Revival Carnegie library. It shows the type's symmetrical facade, raised main floor, formal central entrance, and orderly window pattern. It is also documented work of Edwyn A. Bowd, a Lansing architect whose public commissions include the Carnegie libraries in Lansing and Sault Ste. Marie and the Owosso Armory.

Criteria B and D. The Committee found no basis to evaluate the property under these criteria.

Architectural Description

The library is a broad, roughly rectangular block. It has one main story over an exposed basement, red brick walls, and a low hipped roof with red tile. A light masonry band divides the main floor from the basement and stresses the building's width.

The Main Street elevation is symmetrical around a projecting entrance bay. A broad stair climbs to a raised doorway framed by a light classical surround with columns and a curved pediment. Above it, the brick bay rises into a curved parapet that breaks the eave line. The surround keeps its PUBLIC LIBRARY lettering. The doors are now glazed and the stair has metal railings.

The roof has broad projecting eaves and a regular cornice. Tall, closely spaced windows with divided-light sash and contrasting sills set a vertical rhythm on the main floor. Smaller windows light the basement.

Character-defining features

- Original main block and hipped tile roof profile
- Brick elevations with contrasting masonry bands and trim
- Central entrance with classical surround, curved parapet, and raised stair approach
- Cornice and projecting eaves
- Pattern, proportions, and grouping of window openings, plus any surviving historic sash

Integrity. The library keeps integrity of location, design, materials, workmanship, feeling, and association. Its setting is somewhat reduced because the north-side park was paved for parking. The documented changes affect individual features and the grounds, not the building's overall identity.

Count of Historic and Non-Historic Resources

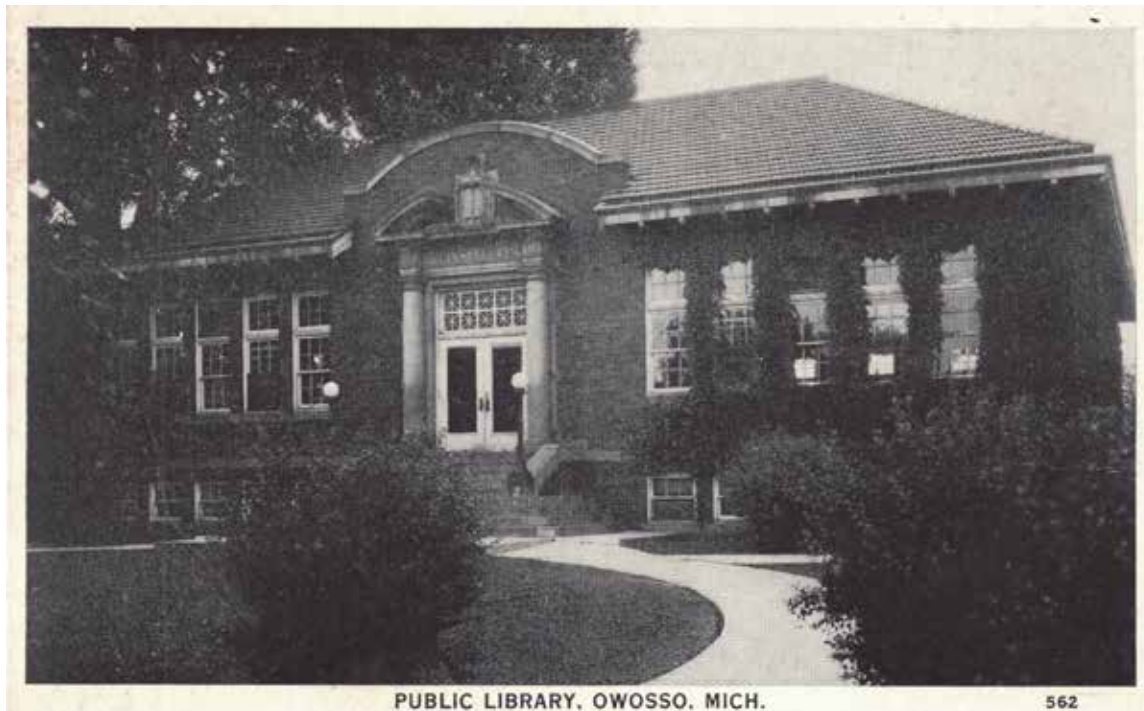
The proposed area contains one historic (contributing) resource and no non-historic resources, so it is 100 percent historic.

Address	Resource	Type	Date	Classification
502 W. Main Street	Owosso Carnegie Library	Building	1913–1914	Historic (contributing)

Photographic Inventory

SHPO guidance calls for current photographs of every exterior elevation and special feature of a single-resource district, taken without trees or cars blocking the view.

-



Bibliography

- City of Owosso. _____, April 23, 2026, pp. 7–14.
- City of Owosso. [Historic District Commission Minutes, July 29, 2026](#).
- Ferweda, [first name]. _____. Draft for study committee review, September 2026.
- Forsyth, Kevin S. "[The Architects](#)," _____, section on Edwyn A. Bowd.
- Michigan State Historic Preservation Office. _____.
- National Park Service. _____.
- Powell, [first name]. _____. Draft, 2026.
- Shiawassee District Library. [Owosso History](#) and [Owosso Public Library branch page](#).
- "Public Library, Owosso, Mich." Postcard no. 562. Undated.

Next Steps

1. The HDC, sitting as the Committee, approves this preliminary report.
2. Staff send the report to the Owosso Planning Commission, SHPO, the Michigan Historical Commission, and the State Historic Preservation Review Board.
3. The Committee holds a public hearing no sooner than 60 days after transmittal. The owner of record receives written notice at least 14 days before the hearing.

4. Within one year of the hearing, the Committee sends its final report and a draft ordinance amendment to City Council.

HISTORIC DISTRICT COMMISSION RESOLUTION

APPROVING THE PRELIMINARY REPORT OF THE HISTORIC DISTRICT STUDY COMMITTEE FOR THE PROPOSED ADDITION OF THE OWOSSO CARNEGIE LIBRARY, 502 W. MAIN STREET, TO THE OWOSSO DOWNTOWN HISTORIC DISTRICT

WHEREAS, the Owosso City Council, by Resolution No. 110-2026 adopted July 6, 2026, appointed the members of the Historic District Commission of Owosso, Michigan, to serve as the Historic District Study Committee under Section 3 of the Local Historic Districts Act, 1970 PA 169, MCL 399.203, and the Commission accepted that role on July 29, 2026; 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 Council charged the Committee to study adding the Owosso Carnegie Library at 502 W. Main Street to the Owosso Downtown Historic District as a non-contiguous, single-resource area; and

WHEREAS, the Committee has prepared a preliminary report finding that the Owosso Carnegie Library, constructed in 1913–1914, meets National Register Criteria A and C and recommending its addition to the Owosso Downtown Historic District as one contributing resource; and

WHEREAS, PA 169 requires that the preliminary report be transmitted to the local planning body, the State Historic Preservation Office, the Michigan Historical Commission, and the State Historic Preservation Review Board, and that a public hearing be held no sooner than 60 days after transmittal.

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

- FIRST: The Historic District Commission, sitting as the Historic District Study Committee, approves the Carnegie Library Historic District Study Committee Preliminary Report dated October 19, 2026.
- SECOND: Staff is authorized to complete the boundary map and photographic inventory and to make non-substantive corrections to the report before transmittal.
- THIRD: Staff is directed to transmit the preliminary report to the Owosso Planning Commission, the State Historic Preservation Office, the Michigan Historical Commission, and the State Historic Preservation Review Board as required by Section 3 of PA 169.
- FOURTH: Staff is directed to schedule a public hearing on the preliminary report no sooner than 60 days after transmittal, give public notice of the hearing as required by PA 169, and provide written notice to the owner of record at least 14 days before the hearing.
- FIFTH: Following the public hearing, staff is directed to prepare the Committee's final report and a draft ordinance amendment for transmittal to City Council within one year of the hearing.

Moved: _____

Supported: _____



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

DATE: 10.20.26
TO: Historic District Commission
FROM: City Manager
SUBJECT: 621 W. Oliver St. – SHPO CLG Grant Request, Shiawassee District Library

HISTORY:

Address: 621 W. Oliver Street

Site: Future Owosso branch, Shiawassee District Library

Status: Oliver Street Historic District (National Register); not in the local district

The Shiawassee District Library has purchased 621 W. Oliver Street to serve as the future home of its Owosso branch. The building is included in the Oliver Street Historic District, which is listed in the National Register of Historic Places.

BACKGROUND:

SHPO staff suggested the Library pursue a Certified Local Government (CLG) grant. Because CLG grants are available only to certified local governments, the Library has asked the City, by letter dated October 13, 2026, to apply as its partner. The proposed work would restore the historic north porch, repair and repoint the chimneys and east elevation brick, and replace deteriorated handrails at the porch ramp and steps. The Library has estimates from a qualified mason experienced with historic buildings. It applied for a SHPO Rural Heritage Partnership grant in the most recent round and was not funded, but SHPO encouraged this CLG application with the City.

ANALYSIS

The grant requires that the applicant own the property by deed and that the property be listed in the National Register or identified as a contributing resource to a national or local district. The Library owns the property, and the building is in a National Register district. Its status as a contributing resource should be confirmed before submission. The application deadline is February 5, 2027, and awards are capped at \$50,000.

The City has received one other request this cycle, for the current library building at 502 W. Main Street (Carnegie Library). That building is not listed in the National Register, and the local district boundary expansion will not be complete before the February deadline, so it is not eligible this cycle.

CONSIDERATIONS FOR THE COMMISSION

1. Whether to support the Oliver Street application as the City's CLG grant request this cycle.
2. Whether the Library should be responsible for any required match and for costs above the grant award.
3. Confirmation of the building's contributing status before the application is submitted.

RECOMMENDATION

I recommend approval of the resolution supporting the Library's request and directing staff to apply for the grant with the assistance of Library staff.

HISTORIC DISTRICT COMMISSION RESOLUTION

SUPPORTING THE SHIAWASSEE DISTRICT LIBRARY'S REQUEST FOR A CERTIFIED LOCAL GOVERNMENT GRANT FOR MASONRY RESTORATION AT 621 W. OLIVER STREET AND DIRECTING STAFF TO APPLY

WHEREAS, the City of Owosso is a Certified Local Government and is eligible to apply to the State Historic Preservation Office (SHPO) for Certified Local Government grants; 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 Shiawassee District Library owns the property at 621 W. Oliver Street, which will serve as the future home of the Owosso branch of the library; and

WHEREAS, the building at 621 W. Oliver Street is included in the Oliver Street Historic District, which is listed in the National Register of Historic Places, and therefore meets SHPO's eligibility requirements for Certified Local Government grant funding; and

WHEREAS, by letter dated October 13, 2026, the Library asked the City to partner with it to apply for a Certified Local Government grant to restore the historic north porch, repair and repoint the chimneys and east elevation brick, and replace deteriorated handrails at the porch ramp and steps; and

WHEREAS, the Library has obtained estimates from a qualified mason experienced with historic buildings, and SHPO staff encouraged the Library to apply for this grant with the City as its partner; and

WHEREAS, the proposed work will preserve the historic materials and character of a historic resource within the City, consistent with the Secretary of the Interior's Standards for Rehabilitation.

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

- FIRST: The Historic District Commission supports the Shiawassee District Library's request for a SHPO Certified Local Government grant for masonry restoration and related work at 621 W. Oliver Street, a building included in the Oliver Street Historic District.
- SECOND: Staff is directed to prepare and submit the grant application to SHPO on behalf of the City by the February 5, 2027 deadline, with the assistance of Shiawassee District Library staff.
- THIRD: The Library shall provide the project scope, cost estimates, proof of ownership, and other documentation required for the application.
- FOURTH: Any grant award and related agreements shall be brought to City Council for acceptance.

Moved: _____

Supported: _____