

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, May 17, 2023, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: May 17, 2023

Review and approval of minutes: April 19, 2023

Communications:

Public Comments:

Public Hearings: None

Items of Business:

- 1) RESOLUTION – Certificate of Appropriateness – 109 N Ball St – Replace overhang roofing and fascia
- 2) RESOLUTION – Approve Aviator Jayne Façade Plan – 110 W Main St
- 3) DISCUSSION – Staff Approval Guidelines
- 4) DISCUSSION – Architect and Commission Membership

Public Comments:

Board Comments:

- 1) Property Updates – Matthews, 5th/3rd
- 2) Next Meeting: June 21, 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.]

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.

ADJOURNMENT:

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

Philip Hathaway, Secretary

akk



DATE: 5.15.23
TO: Historic District Commission
FROM: City Manager
SUBJECT: 111 N Ball St CofA – Roof and Fascia Replacement

HISTORY:

This substantial structure on the northwest corner of Main Street, at the corner of Ball Street, originally contained businesses with addresses on both streets. The building displays an almost Georgian simplicity and elegance, with understated window surrounds, elegant quoins, and absence of Victorian detail. A build date during the Victorian period, however, is supported by the fact that the building's Victorian neighbor at 208 W. Main was built after 206, appended to the wall of the latter building. (Interestingly, the cornice of 208, with its Adam-style detail, was extended onto the façade of 204-206, sitting squarely atop the quoins of the latter building.)

The second floor façade is visually divided into two distinct halves by a row of quoins separating two sets of six windows, and by the fact that each set of six windows shares a single unifying sill of rusticated stone. The distinction between the dual storefronts is reinforced by recent replacement of brick in the façade of the western section. This repair work stabilized some dangerously deteriorated masonry and was, fortunately, skillfully carried out to replicate the original brickwork, creating a dramatic contrast with the painted brick in the section of the façade to the east.

The street level of the façade on N. Ball (containing 107, 109 and 111 N. Ball) has been extensively reworked, while the second floor remains largely intact, although sans cornice.

BACKGROUND:

The city received an application from the owner to re-roof and replace fascia on the overhang of 111 N Ball St.

While steel roofing is allowed and has been used on recently approved projects, aluminum is largely discouraged per the HDC's design standards:

- **General Considerations – Pg 6:** “The use of vinyl or aluminum is not permitted on new construction or as a first time application on existing structures.”
- **HOWEVER:** Aluminum is not completely shunned by the guidelines as pg.6 also says:
 - “When a wood feature is missing it should be replaced with a new feature based on accurate documentation of the original design OR a new design compatible in scale, size, and material with the historic building and district. If a detail of a painted metal feature such as a decorative cornice is missing or deteriorated, replacement in kind may not be feasible, and the replication of the detail in fiberglass, wood or aluminum may be appropriate.”

RECOMMENDATION:

Due to the ambiguousness of using aluminum according to the design guidelines, it would be appropriate to approve a Certificate of Appropriateness for the roof replacement AND fascia replacement for 111 N Ball St as the use of aluminum as a wrap for fascia board. The prohibition on aluminum seems to be geared more toward door and window material.

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: 05-10-2023 200 W Main St.
Property Address: 111 N Ball Owner's Name: Simington
Phone One: 989-494-2398 Other Phone: _____ Email: _____

Applicants Address: _____ Applicants Name: _____
Phone One: _____ 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 _____

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

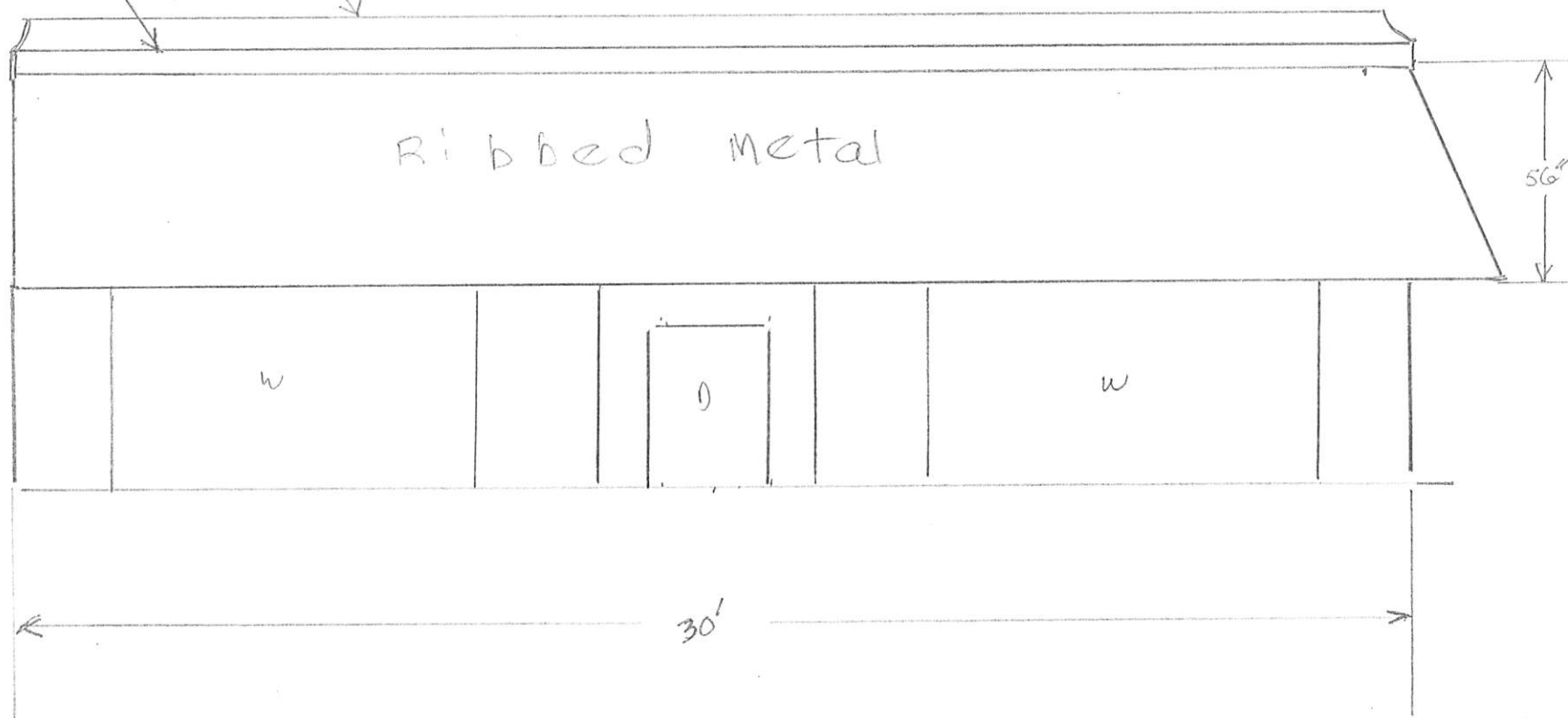
*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station 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.

Fascia
Board
wrapped
Aluminum

aluminum

111 N. Ball
owosso . mi.
48867



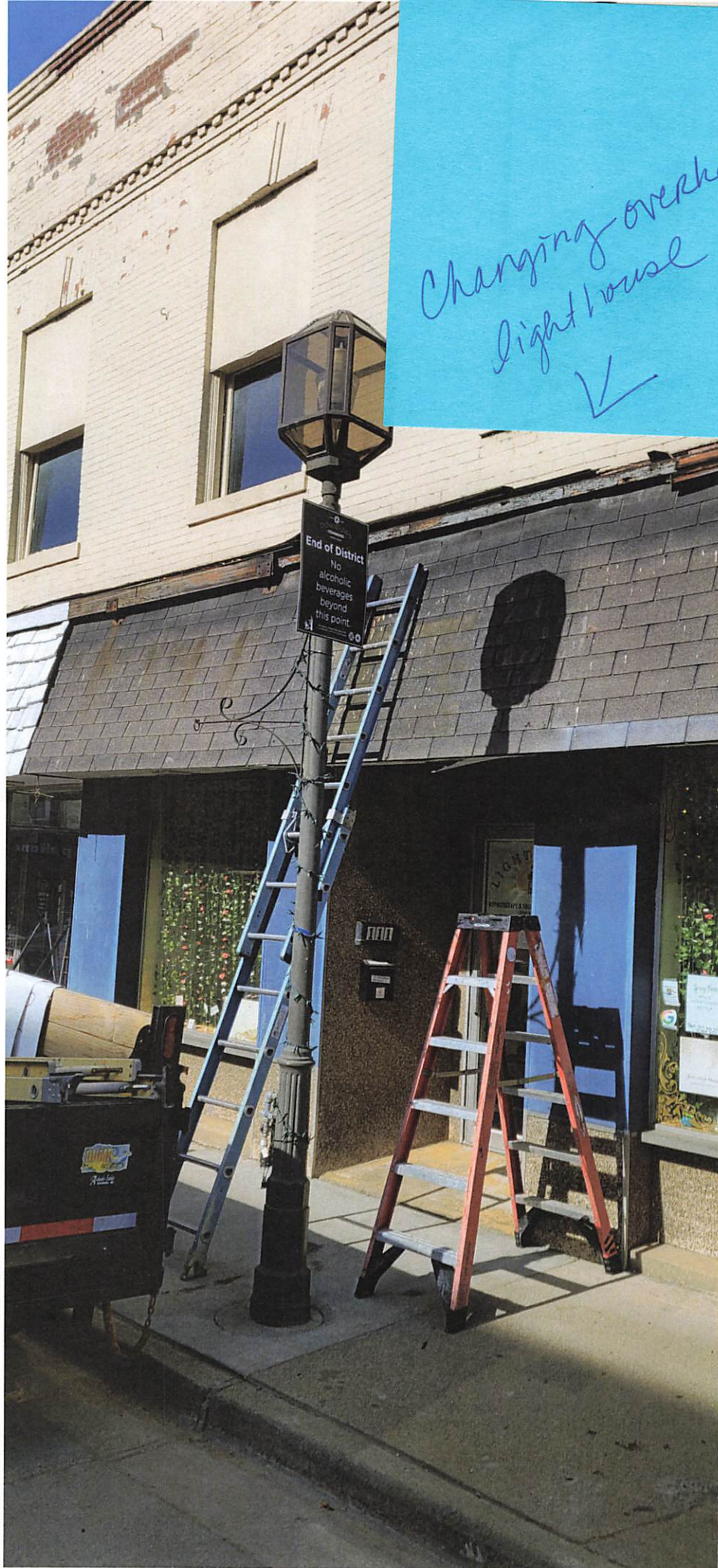
existing is shingles

- Replace Fascia
- Use metal For Facade instead of shingles
- wrap Fascia I aluminum

Changing overhang
lighthouse
✓



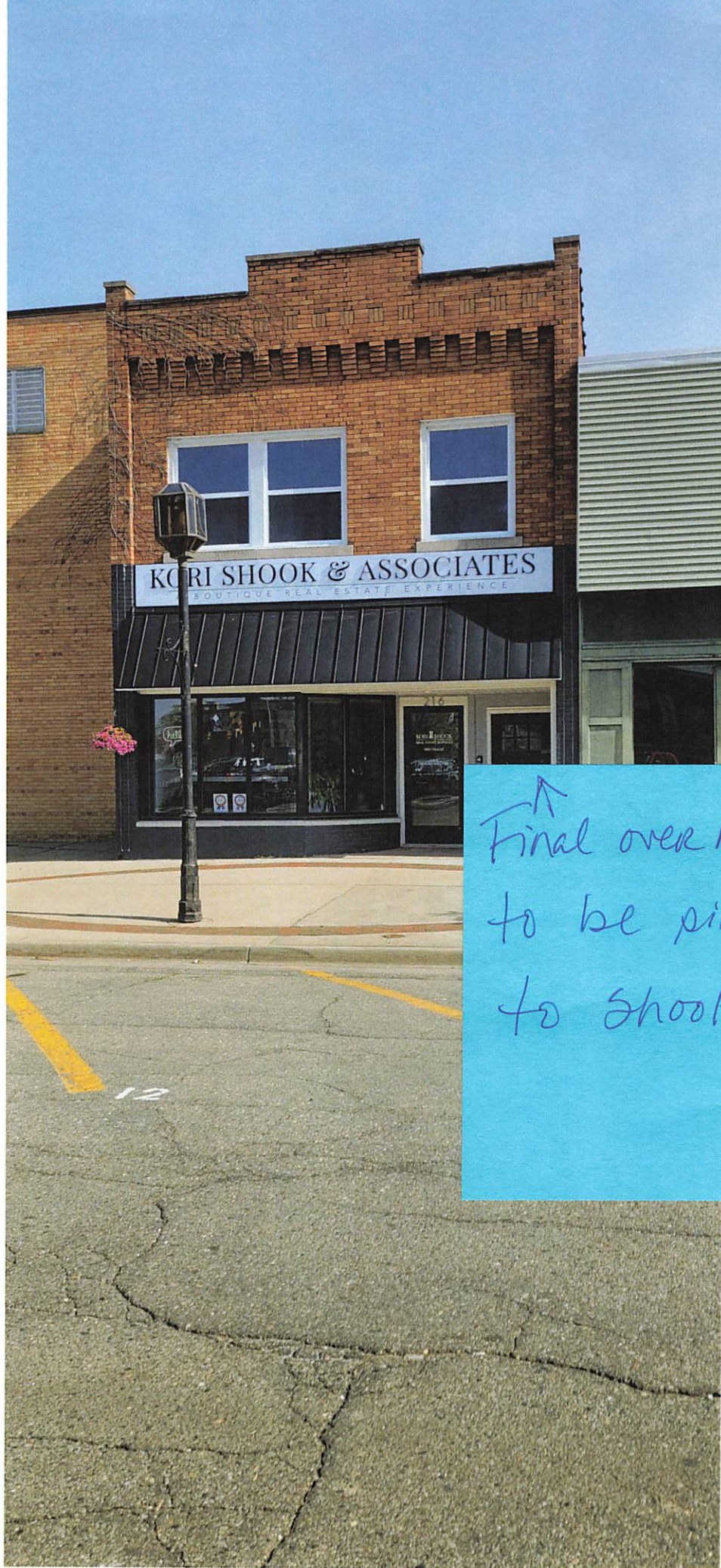
Changing overhang
light house
✓



It's a del thing
staying same for
now
✓

Changing overhang
owosso
Guitar
✓





Final overhang
to be similar
to Shook

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

Moved: _____

Supported: _____



DATE: 5.15.23
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 an alternative 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, I have received a plan to repair the façade but avoid the exorbitant cost of restoring the plaster features.

RECOMMENDATION:

Affirm the wish of the Commission in previous meetings to grant permission to execute the alternate façade repair plan for 110 W Main St submitted by the owner. This plan approval does not preclude the owner from submitting the required application and any required city permit application(s) to the Building Department before physical work can begin.

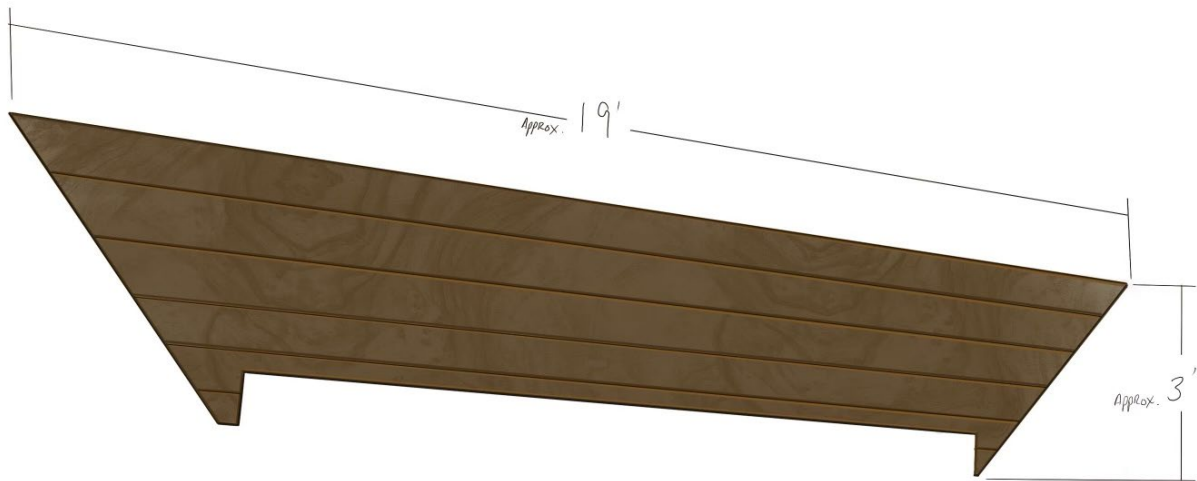
From: [Nicholas Pidek](#)
To: [Nathaniel R. Henne](#)
Cc: [Steven Teich](#)
Subject: 110 W Main Facade Plan
Date: Thursday, May 11, 2023 7:36:23 PM
Attachments: [Timeline for onboarding example.pdf](#)

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.

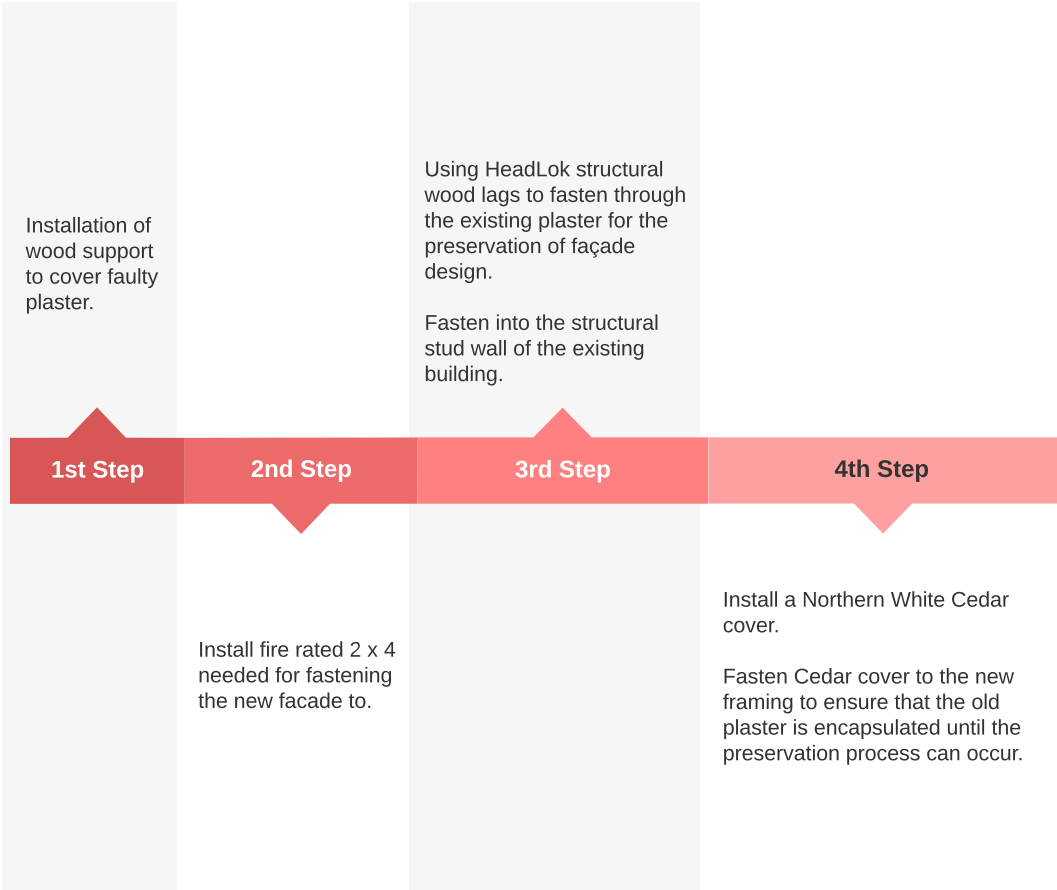




NICHOLAS RIDEK
CO-FOUNDER - FOSTER COFFEE CO.
nridek@fostercoffee.co
989.277.0385

Proposal for Facade Repair

Wright Way Services | May 8, 2023



HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-5

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 re-roof and replace fascia for the overhang 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: _____

**STAFF APPROVAL GUIDELINES
CITY OF OWOSSO
DOWNTOWN HISTORICAL DISTRICT COMMISSION**

WHEREAS, Article IX of the City of Owosso Ordinance authorizes the Owosso Downtown Historic District Commission to “delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff,” and “the commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness”;

NOW THEREFORE BE IT RESOLVED that, the Owosso Downtown Historic District Commission defines the following activities as “minor classes of work” which may be approved by the commission staff, city planner or building official:

1. **Replacement of signage** provided that: 1) the new sign fits within an existing frame or replaces a sign in the exact location and with the same size, lighting, and material of the existing sign or 2) that the sign fits within the existing sign panel provided that the materials do not detract from historic features and that the signage is generally congruous with adjacent signage.
2. **Replacement of the fabric of existing canvas awnings** provided that the new canvas is not plastic or vinyl coated and does not appear to be so.
3. **Replacement of existing fencing** provided that: 1) the fence is in the same location and is composed of the same or more historically appropriate material; 2) the fence is the same height; and 3) it is a chain link, wrought iron, or flat board fence. Chain link or metal security type fences may not be installed in the front open space or within the side open space on the street side of corner lots.
4. **Installation of glass blocks to replace basement windows** provided that: 1) the glass block is recessed in the opening to the location of the existing window; 2) screening or grates are installed on the exterior to cover the glass block; 3) the windows are no larger than 36” wide and 24” high; and 4) the windows are located on the sides and rear of the property.
5. **Removal of dead, diseased, hazardous or damaged trees** provided that: a written statement by a professional is provided documenting the condition and that the trees are not savable, or it is an emergency situation as determined by the building official.
6. **Replacement of gutters and downspouts** provided that: the size, materials, configuration, and placement match the existing.
7. **Replacement of roofs** provided that: the materials, color, and roofline match the existing.
8. **Replacement of existing windows** that are deteriorated beyond repair and that match the existing in size, type, location, material and muntin pattern; bare metal finishes (except for aluminum cladding), Low “E” reflective or tinted glazing are not permitted unless they match the existing.
9. **Installation of new storm windows and storm doors** that match the opening size and are not bare metal; that mullions and meeting rails of storm windows match the prime windows; and the design of the storm door is similar in style to the prime door.
10. **Replacement of non-original windows or doors**; or windows or doors in non-contributing resources; with new windows or doors that are an accurate

- restoration using historical, pictorial, and physical documentation, or a new design that is compatible with the openings and historic character of the building.
11. **Installation of new skylights** or solar panels on non-character defining roof surfaces not visible from the street provided the skylights are flat, do not extend more than 8 inches above the roof surface, are similar to the color of the roof material and cover not more than 10% of the roof surface on which they are located; bare metal finishes, bubble or domed skylights are permitted only on flat or rear-facing roofs.
 12. **Installation of new wood clapboard siding** or artificial siding that replicates clapboard where the existing siding is artificial and provided the exposed vertical dimension of the new "clapboard" is no more than five inches or within one inch of the missing or covered original; no new material may cover nor require the removal of any original trim or architectural detail such as ornamental shingles, carved brackets, window hoods and the like.
 13. **Removal of artificial siding** to repair and restore original siding.
 14. **Cleaning of masonry** provided the application meets the requirements in Preservation Briefs 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings and Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings. Sandblasting or the use of any other abrasive processes is strictly prohibited in the district.
 15. **Reconstruction of masonry** to exactly match the existing in color, size, texture, coursing, mortar profile, color, composition, and joint width.
 16. **The installation of satellite dishes** or antenna, provided the location is not visible from the street or sidewalk in the front, or if a corner lot, the street or sidewalk on the side.
 17. **Installation of new handrails** that match the existing balustrade may be added to porch steps, or the replacement of non-original handrails with replicas of documented original handrails, or new compatible handrails.
 18. **Re-construction of existing fire escapes** in a matching or smaller size.
 19. **The replacement of existing on-grade walkways, stairways, retaining walls and driveways** in the same location in matching or compatible materials.
 20. **Replacement of concrete basement walls** provided that the exterior of the portions of the walls above grade are finished in a material matching the original or with a smooth parge coat.
 21. **Window and door boarding** provided that the boarding-up is temporary and for the protection of the building; and the boarding is painted to look like windows or a dark color such as black or brown. Boarding used for ventilation techniques allowing air flow into the building should be similarly painted a dark color.
 22. **Reconstruction of existing historic porches** or porch elements provided the materials and design exactly match the existing materials and design.
 23. **Reconstruction of existing non-historic porches** to match the existing design or the historic design that is documented using historical, pictorial, or physical documentation, or a new design that is compatible with the historic character of the building.
 24. **Replacement of non-original garage doors and overhead doors** with new doors that are compatible with the design of the garage and/or structure and are located within the existing or historic opening.

25. **Installation of air conditioning or mechanical equipment** provided that the equipment is not visible from the street or sidewalk and does not destroy historic features.
26. **Replacement of internal and external lighting on signs**, provided the replacement matches the same in materials, intensity, placement, and configuration.
27. **The replacement of existing decks** in the same location in a matching or smaller size; or the expansion of decks on non-contributing resources provided the expansion does not negatively impact historic resources.
28. **The replacement of existing public or other right-of-way features** such as signs, planters, lighting and other objects in the same general location and in matching or improved materials and configuration.
29. **The addition of permanent or temporary public or other right-of-way features** such as signs, construction materials, lighting, barricades, and other objects that are required in relation to a public works project, a traffic control order, or other public need.
30. **Removal of materials that are not historic in nature** such as awnings, signs, etc.

Any and all applications denied by staff may be taken to the ODHDC for review.

The staff of the City of Owosso reserves the right to forward any and all applications to the ODHDC for review for any reason.