

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

Call to order and roll call:

Review and approval of agenda: April 19, 2023

Review and approval of minutes: February 15, 2023

Communications:

Public Comments:

Public Hearings: None

Items of Business:

- 1) RESOLUTION – Certificate of Appropriateness – Owosso Downtown Development Authority – Downtown Streetlight Design
- 2) RESOLUTION – Certificate of Appropriateness – Shiawassee Arts Council Application – Ghost Mural Rehabilitation – Main Street Plaza

Public Comments:

Board Comments:

- 1) Next Meeting: May 17, 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, February 15, 2023 at 6:00 p.m.
Virginia Teich Council Chambers

MEETING CALLED TO ORDER: 6:03 p.m. by Chairman Steven Teich.

ROLL CALL: was taken by Owosso City Manager, Nathan Henne.

PRESENT: Commissioner Gallinger, Secretary Philip Hathaway, Commissioner Lance Omer (joined late), Commissioner Matthew Van Epps, Commissioner Powell and Chairman Steve Teich.

ABSENT: None.

OTHERS IN ATTENDANCE: Nathan Henne, Owosso City Manager.

AGENDA APPROVAL: February 15, 2023.

Election of a Vice Chair added as an Item of Business to the Agenda by Secretary Hathaway.

MOTION FOR APPROVAL, AS AMENDED, BY SECRETARY HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER GALLINGER.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: JANUARY 18, 2023.

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

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None.

PUBLIC/COMMISSIONER COMMENTS: Chairman Teich introduced Erin Powell as a new member.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None.

ITEMS OF BUSINESS:

- 1) Approve Certificate of Appropriateness for Home Office Realty front roof replacement, 209 West Main Street. They will be using metal to replace shingles. It was noted this is a non-contributing property by Commissioner Omer and this is not a precedent for contributing properties.

MOTION FOR APPROVAL FOR THE CERTIFICATE OF APPROPRIATENESS FOR HOME OFFICE REALTY, 209 WEST MAIN STREET, TO REPLACE FRONT ROOF AS PRESENTED IN THEIR PROPOSAL BY COMMISSIONER VAN EPPS. MOTION WAS SECONDED BY SECRETARY HATHAWAY.

AYES ALL. MOTION CARRIED.

- 2) Aviator Jayne Façade – Owner Nick Pidek has not submitted requested paperwork for stabilization or repair of feature in the 30-day timeframe given. The options are to issue a Demolition by Neglect letter or to table the discussion until the owner produces the necessary paperwork. The other option would be for the City to hire a contractor on the owner's behalf and charge them for work completed by placing a lien against the property through special assessment. Commissioner Gallinger stated time has passed and action should be taken. Options for repair include structural stabilization, a sarcophagus, or artwork restoration.

MOTION BY COMMISSIONER VAN EPPS TO ISSUE A DEMOLITION BY NEGLECT LETTER ALLOWING SIXTY (60) DAYS FOR THE OWNER TO PRESENT A PLAN OF ACTION TO FIX THE FACADE. MOTION WAS SECONDED BY SECRETARY HATHAWAY.

ALL AYES. MOTION CARRIED.

- 3) Election of Vice Chair (*added to Agenda*) –Chairman Teich's attendance record is very good. Secretary Hathaway nominated Matt Van Epps, who declined the nomination. Secretary Hathaway nominated Lance Omer to be Vice Chair who accepted the nomination.

MOTION BY COMMISSIONER VAN EPPS NOMINATED LANCE OMER TO BE VICE CHAIR. MOTION WAS SECONDED BY SECRETARY HATHAWAY.

ALL AYES. MOTION CARRIED.

PUBLIC COMMENTS: None.

BOARD COMMENTS: None.

NEXT MEETING: March 15, 2023.

ADJOURNMENT:

ADJOURNMENT BY CHAIRMAN TEICH AT 6:31 P.M.

Philip Hathaway, Secretary



DATE: 4.14.23
TO: Historic District Commission
FROM: City Manager
SUBJECT: Downtown Development Authority – Street Light Design

HISTORY:

The Owosso DDA/OMS has been discussing the replacement of existing downtown chairman lights. The current model has long been discontinued and no more parts are on hand or available. The DDA was awarded \$275,000 of ARPA funds by City Council to start replacing these obsolete lights that are no longer available. It is unclear to me when the current lights were installed, but it was likely decades ago. Unfortunately, the

The 2010 HDC report does comment on Owosso's first lighting system: in 1883, Owosso Gas Light Company installed 70 gas lights in Downtown for a cost of \$1073.73

BACKGROUND:

The City received an application from the DDA/OMS asking for approval of the street light materials and design.

RECOMMENDATION:

Approve a Certificate of Appropriateness for the DDA/OMS decorative street light design.

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-2

**RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR
DOWNTOWN STREETLIGHT DESIGN**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from Owosso Downtown Development Authority to start replacing the obsolete downtown chairman lights; 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 current streetlight model has been discontinued and the DDA has exhausted their spare part supply; and

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

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 streetlight design.

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 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: _____

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: 4-14-2023

Property Address: N/A Owner's Name: DDA/oms

Phone One: (989) 725-0571 Other Phone: — Email: lizzie.frederick@ci.owosso.mi.us

Applicants Address: 301 W. Main St Owosso, MI 48867 Applicants Name: Lizzie Frederick (on behalf of DRA Board)

Phone One: (989) 725-0571 Other Phone: — Email: Same as above

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*. N/A

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature [Signature]

Property Owner's Signature [Signature]

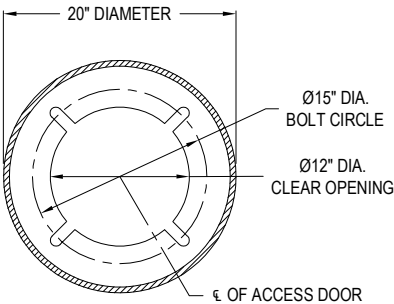
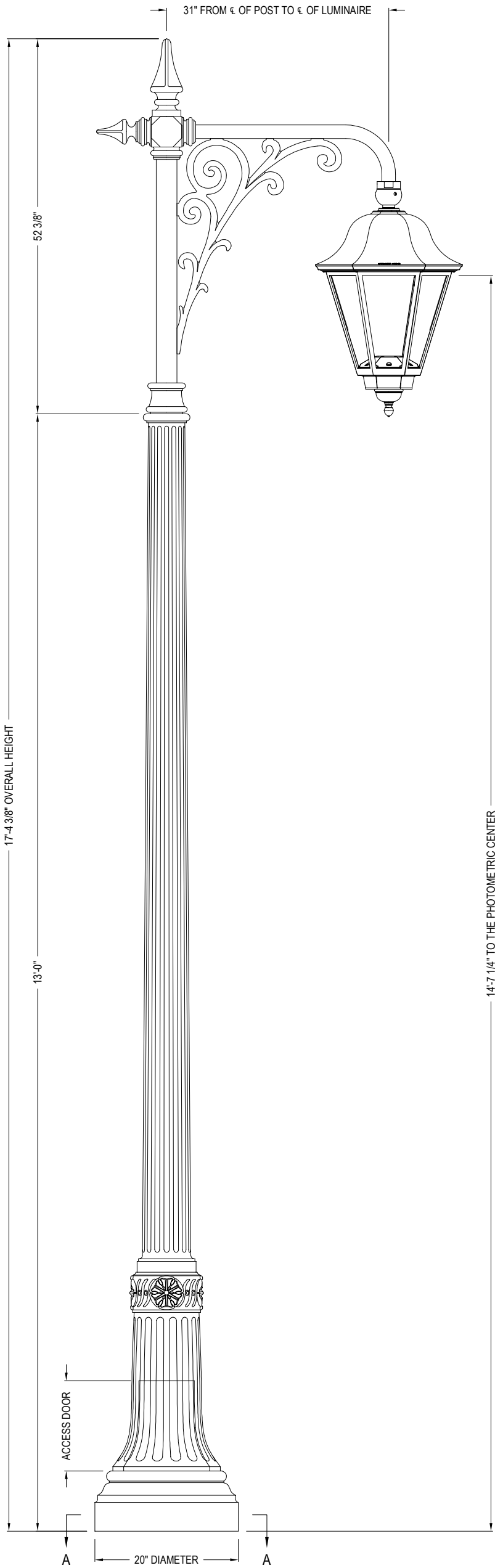
Please contact Nathan Henne for further information 989.725.0568 during business hours, or nathan.henne@ci.owosso.mi.us.

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.

This drawing is property of Spring City Elect. Mfg. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.



SECTION A-A
BASE PLATE DETAIL

<div><div><div>Spring City Electrical Mfg. Co.</div><div>HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM</div></div></div>			
DESCRIPTION	THE 13'-0" NORTHAMPTON LAMP POST WITH THE LEXINGTON SINGLE CROSS ARM AND YORKTOWN FULL CUT OFF STYLE PENDANT MOUNT LUMINAIRE WITH OPEN CAGE		
OPPORTUNITY	CITY OF OWOSSO, MI		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	B.K.R.	02-02-2022	SPEC-33536D

MINUTES

OMS DESIGN COMMITTEE

REGULAR MEETING

Tuesday, April 11, 2023, 8:45 a.m.

Murtle's Handmade Chocolates; 112 W Main St, Owosso, MI



Owosso Main Street's mission is to foster an active and thriving downtown that is the heart of our community by promoting historic preservation and drawing both local residents and visitors to our city.

Called to order at 8:58 a.m.

Present: M. Wheeler, S. Teich, D. Peterson, L. Weckwert, T. Ainsworth, L. Omer

Staff: L. Fredrick, N. Bruckman

Absent: J. Ardelean

Guest: R. Teich

Downtown Streetlight Project

Fredrick presented Downtown Streetlight Project estimates for sections of Washington Street and Exchange Street.

Committee discussed starting on South Washington Street by the river. This section will include lighting for multiple businesses that have higher traffic in the evenings and is considered one of the entry points of downtown.

Committee discussed whether the South side of Comstock Street, West of Washington Street, could be included. There are currently no streetlights on the side of the street where Jumbo's was located.

S. Teich noted the HDC will need to approve the new streetlight selection.

Recommendation to OMS/DDA Board: Begin the Downtown Streetlight Project on South Washington Street from the river to Comstock Street.

Ayes: All.

Main St Plaza Masonry Bid

Fredrick updated the Committee on the Main St Plaza masonry project that is out to bid.

Other Notes:

Peterson updated the Committee that there is leftover mulch from the downtown planter beds and recommended using it to replace the mulch on Exchange Street so everything will match. This will not include an additional cost.

Fredrick will confirm if the Board needs to approve the mulch on Exchange Street.

Weckwert notified the Committee that she received a complaint about the trash can in front of the post office.

Follow Up:

Staff to confirm ARPA deadlines for expenditures and project start or completion, the life expectancy of the new Spring City MFG streetlights and if the new streetlight placement can be strategically designed.

Next Meeting:

Tuesday, April 25th at 8:45 am at Murtle's Handmade Chocolates; 112 W Main St, Owosso, MI.



DATE: 4.14.23
TO: Historic District Commission
FROM: City Manager
SUBJECT: Main Street Plaza – Ghost Mural Rehabilitation

HISTORY:

The site of the former Owosso Hotel is now a public parking lot. This lot is known as Main Street Plaza and is maintained by the DDA to be used for parking, EV vehicle charging, and various downtown events.

The exterior wall of 112 S Washington St shows most of an old advertisement for Quaker Oats that is now considered a ghost mural. This mural has historical significance to the history of Owosso. However, part of the mural has been painted over.

BACKGROUND:

The city received an application from the Shiawassee Arts Council to refurbish this ghost mural. The city's zoning code does not regulate murals of any kind except that any new mural may not advertise. This mural, due to its historical significance, would be eligible for rehabilitation and not violate the city's zoning ordinance.

SAC has communicated that it intends to raise money for the rehabilitation of this mural and will not be asking for any public funds to do so. They also communicated that they have permission from the property owner. This permission was not provided in writing with the HDC application.

RECOMMENDATION:

Approve a Certificate of Appropriateness for the ghost mural rehabilitation at 112 S Washington St.

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2023-3

**RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR GHOST
MURAL REHABILITATION AT 112 S WASHINGTON ST**

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from the Shiawassee Arts Council to rehabilitate the Quaker Oaks ghost mural at 112 S Washington 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 112 S Washington 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 work with the property owner to rehabilitate the ghost mural.

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: _____

RECEIVED
4-14-23

CITY OF OWOSSO

HISTORIC DISTRICT COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OR NOTICE TO PROCEED

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 - 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: April 10, 2023

Property Address: 112 S. Washington Owner's Name: Nail Boutique

Phone One: 989.723.8354 Other Phone: 989.277.9444 Email: jennifer@shiauwasssearts.org

Applicants Address: SAC, 206 Curwood Castle Dr Applicants Name: Jennifer Ross

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*. N/A

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature Jennifer Ross

Property Owner's Signature Nail Boutique

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.

