

FLINT HISTORIC DISTRICT COMMISSION
Draft Meeting Minutes
May 5, 2022

Commissioners Present

Heather Burnash, Chair
Beverly Davis, Vice-Chair
Joe Schipani
Stephanie Wright
Michael Hurley
Kurt Neiswender

Staff Present

Jonathan Mateen, Planner I
Max Lester, Planner I

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:38 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person as well as via Zoom and phone conferencing as approved.

Heather Burnash, present
Beverly Davis, present
Michael Hurley, present

Kurt Neiswender, present
Joe Schipani, present
Stephanie Wright, present

ELECTION OF OFFICERS:

The election of officers was moved to this meeting to allow for more time to consider elections as they were a late addition to last meeting.

Commissioner Wright motioned to maintain the current officers with Commissioner Burnash as Chair and Commissioner Davis as Vice-Chair. Commissioner Neiswender supported the motion.

Commissioner Burnash and Commissioner Davis both did not object to continuing in their current roles.

M/S – Wright/Neiswender
Motion carried by voice vote.

ADOPTION OF THE AGENDA:

Commissioner Schipani made a motion to adopt the agenda. Commissioner Wright supported the motion.

M/S – Schipani/Wright
Motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of March 3rd, 2022, were presented.

Commissioner Schipani made a motion to accept the minutes of March 3rd, 2022. Commissioner Neiswender supported the motion.

M/S – Schipani/Neiswender
Motion carried by voice vote.

Minutes for the meeting of April 7th, 2022, were presented.

Commissioner Hurley made a motion to accept the minutes of April 7th, 2022. Commissioner Schipani supported the motion.

M/S – Hurley/Schipani
Motion carried by voice vote.

PUBLIC FORUM:

Chairperson Burnash opened the floor for public comment. No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: William Gainey
Property Owner: Same
Location: 629 Stockton St. (PID # 40-13-286-043)

Applicant stated the roof is only about 20 years old with IKO shingles, but they are in bad shape. Applicant stated that there is no leaking occurring. Applicant attempted to get a quote for slate shingles, but the slope is not ideal for slate. Instead, applicant has chosen to go with dimensional shingles.

Commissioner Schipani asked if that was what was currently on the roof. Applicant confirmed.

Commissioner Hurley asked if there would be any other changes besides what is there now. Applicant stated there would be no other changes.

Commissioner Hurley asked if there had been other work done recently on this roof. Applicant stated that a flat roof was replaced but was small enough that it did not need a permit. Applicant also stated that the case was delayed.

Chairperson Burnash asked if the colors would be different. Applicant stated that the colors would be similar.

Commissioner Hurley made a motion to accept the application as presented.

Applicant also stated that their intent was to cap a chimney that is in disrepair until it can be addressed later. The chimney does not protrude above the roof line.

Commissioner Schipani supported the motion.

Commissioner Wright asked if an object they were seeing in a provided picture was the chimney in question. The applicant clarified that it was a hatch that provides roof access.

Roll Call:

Commissioner Davis, yes	Commissioner Neiswender, yes
Commissioner Wright, yes	Commissioner Hurley, yes
Commissioner Schipani, yes	Commissioner Burnash, yes

M/S – Hurley/Schipani
Motion carried.
Applicant: Kotrina Peterson

Property Owner: Morris Peterson

Location: 653 S. Saginaw St. (PID # 41-18-117-011)

Kotrina Peterson and the contractor are speaking on repairing the parapet of the Patterson Building. Applicant states the building has been condemned and the repair is needed to remove the condemnation. The interior of the building is okay, the parapet is the only concern.

The contractor, Mike from MG Brick Restoration, stated the intent is to use a JLG machine to get at the top section of the copings to chip away at the old sections. The contractor also stated they want to reinforce and repair the copings that are there.

A question was asked but is inaudible. Contractor answered that the material would be similar to the material used in bridges when old material is chipped away.

Commissioner Schipani asked if the color and style would match. The contractor stated that they would use a terracotta buff that appears similar to limestone which is the original material. The material would be used on all sections to have a consistent color.

Commissioner Schipani asked how long the projected timeline is. The contractor answered that the focus would be on Saginaw St. and that the timeline is heavily dependent on the weather as the materials used must be applied in certain temperatures.

Chairperson Burnash asked about the caps and if the materials used were harder and if that would cause any problems. The contractor stated that they will use weld-crete. The process will be to chip away old sections, then add the weld-crete with a wire mesh to fill in the missing material and reinforce existing material. On top of this is the material that will match the original. The bonding material mentioned will not be seen.

Commissioner Neiswender asked for clarification on what new material was being added and if a veneer was being added. The contractor clarified that the areas that were chipped away would need extra material to reconstruct what is missing to achieve the same design. There is one section that will need to have a section of real limestone brought in due to it breaking off.

Commissioner Hurley asked about how bricks are accounted for as missing brick is mentioned in the report. The contractor stated that they already know where identical brick can be sourced from.

Chairperson Burnash asked the contractor if they have worked on historic buildings before and they said yes. Chairperson Burnash also asked what siloxane is, the contractor stated it is a breathable sealer to protect the masonry. Chairperson Burnash asked if everything would be color matched. The contractor stated that materials would be color matched and applied all around to ensure if there is any tone changes it is consistent.

Commissioner Hurley asked if the flagpole and other details would remain. The contractor said that they would remain. Commissioner Hurley asked what the time frame would be, seeing the area has been roped off, if they would start right away. The contractor said that they would be working on it from start to finish once scheduled, and that there are tenets that need to use the building, so it is a priority. To do the entire building all around the contractor stated it should take at least a month.

Chairperson Burnash asked about the risk of loose pieces falling off the side. The contractor stated they would likely bring in scaffolding with roofs so that people could safely walk through to the building while protected from falling debris.

Commissioner Neiswender asked if adding new material would add a ledge to the detail. The contractor stated that the top section being referenced is completely deteriorated and will be brand new. Chairperson Burnash asked how thick the cap that is being added would be. The contractor stated everything added would be about a quarter inch of thickness.

Commissioner Neiswender asked if this was a temporary fix or if it is meant to be more permanent. The contractor stated it is meant to be permanent.

Commissioner Neiswender asked if there were other concerns with the roof such as leaks. The contractor stated that due to the way the building is constructed they will not know until they start working and get a view between the front and back sections of the parapets.

Attorney Robert MacDonald started with a comment that he has been told there is a court order stating the Historic District Commission does not have jurisdiction over this building, but he does not know if it is true or not. Mr. MacDonald spoke on being a long-term tenet of the building and that due to the building being condemned visitors cannot enter the building. Mr. MacDonald said he has been told that if there are repairs being made with safe access the condemned status will be lifted. Mr. MacDonald expressed support to get the building open again.

Tom Collison, the owner of the building, asked the commission if they had documentation stating that the building is a historic building. Chairperson Burnash responded that it is listed as a historic building.

Mr. Collison commented that when he bought the building, he went to court to remove the historic designation. Chairperson Burnash responded that going to court was not the process to delist a historic building.

Applicant stated that the priority would be at the front of the building, the contractor explained how the scaffolding would be set up.

Commissioner Hurley made a motion to accept the application as presented with the understanding that the S. Saginaw entrance would be the priority. Commissioner Schipani supported the motion.

Roll Call:

Commissioner Davis, yes

Commissioner Wright, yes

Commissioner Schipani, yes

Commissioner Neiswender, yes

Commissioner Hurley, yes

Commissioner Burnash, yes

M/S – Hurley/Schipani

Motion carried.

Applicant: Emily Doerr
Property Owner: Genesee County Land Bank
Location: 421 Garland St. (PID # 40-12-483-008)

Emily Doerr was present to speak on the project. Commissioner Neiswender comments that he worked with the applicant on the proposal and will recuse from the later vote.

Ms. Doerr provided letters of support from the Carriage Town Neighborhood Association.

Commissioner Neiswender spoke on the intent for the applicant to locate a retail business in the first-floor space. The application is for two mounted signs and two mounted flagpoles. These are intended to be mounted into the mortar as to not damage the brick.

Commissioner Hurley asked about the intent for two signs when one is mentioned in the application and two are shown in the picture. Ms. Doerr expressed their intent to have a sign and flagpole on each side of the storefront.

Commissioner Hurley motioned to accept the application with the change of two signs not one. Commissioner Schipani supported the motion.

Commissioner Burnash asked if the sign holder would be removeable or replaceable. There was concern over repeatedly removing and replacing signs for new businesses. Commissioner Hurley points out that the application says the sign will hang from the bracket with braided cable.

Applicant spoke briefly on the business idea.

Roll Call:

Commissioner Davis, yes	Commissioner Neiswender, recused
Commissioner Wright, yes	Commissioner Hurley, yes
Commissioner Schipani, yes	Commissioner Burnash, yes

M/S – Hurley/Schipani
Motion carried.

OLD BUSINESS:

NEW BUSINESS:

Chairperson Burnash spoke about signing an emergency application for La Familia at 725 Garland St. on April 22nd as there was water pouring into the restaurant due to high winds causing damage. The material that was on the roof is no longer manufactured.

Commissioner Neiswender commented on the interesting roof design and scarcity of materials.

Commissioners spoke on the bricks project that has not yet begun, potentially due to scarcity of materials.

ADJOURNMENT:

M/S – Schipani/Neiswender

The meeting was adjourned at 6:28 p.m.

Unanimously carried.