

**FLINT HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes**  
**May 4, 2023**

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**Commissioners Present**

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

**Staff Present**

Max Lester, Int. Zoning Coordinator

Absent: none

**ROLL CALL:**

Chairperson Burnash called the meeting to order at 5:44 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.

**ELECTION OF OFFICERS:**

Commissioner Neiswender made a motion to nominate Commissioner Burnash as Chair. Commissioner Wright supported the motion. Unanimous support via a roll call vote.

Commissioner Wright made a motion to nominate Commissioner Davis as Vice Chair. Commissioner Hurley supported the motion. Unanimous support via a roll call vote.

**ADDITIONS OR CHANGES TO THE AGENDA:**

Commissioner Burnash wants to amend the agenda under New Business to add a discussion of a memorandum from the City's Legal Department. Commissioner Davis made a motion to approve the agenda with that addition. Commissioner Neiswender seconded the motion. Motion carried by voice vote.

**MINUTES OF PREVIOUS MEETING AND DISPOSAL:**

Minutes for the meeting of March 2<sup>nd</sup>, 2023 were presented. Commissioner Neiswender made a motion to accept the minutes of March 2<sup>nd</sup>, 2023 as presented. Commissioner Wright supported the motion. No discussion. Motion carried by voice vote.

**PUBLIC FORUM:**

Chairperson Burnash opened the floor for public comment on anything not on the agenda. There were no public comments.

**CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:**

**Applicant:** *City of Flint*  
**Property Owner:** *City of Flint*  
**Location:** *Downtown Saginaw Street Bricks*

Nobody from the City was in attendance to comment but Commissioner Burnash commented that this project is the exact one the HDC approved over a year ago. Commissioner Davis motioned to approve the extension of that approval. Commissioner Hurley seconded the motion. Unanimous support via a roll call vote.

**Applicant:** Robert Sims  
**Property Owner:** Robert Sims  
**Location:** 422 W 1<sup>st</sup> Avenue, Flint MI 48503

Robert Sims presented his plans to build a new masonry fireplace and chimney (5 ft wide by 25 ft tall) – structural and architectural design will be in the traditional Victorian style while complying with current building codes. There will be a mechanical permit and inspection conducted through the City of Flint’s Building Safety and Inspections office. Discussion was held on the location of the old chimneys in this house and the appropriateness of the location of this new chimney given the style of other homes in the historic neighborhood. Commissioner Wright motioned to approve this application and Commissioner Davis seconded the motion. Unanimous support via a roll call vote.

**Applicant:** Carole Mair, Michigan School for the Deaf  
**Property Owner:** Lurvey White Ventures I LLC  
**Location:** 1235 W Court, Flint MI 48503

Nobody was in attendance from Michigan School for the Deaf on their plans to remove the existing back deck from the Superintendent’s Cottage on the MSD Campus and then install a new back deck. Commissioner Hurley motioned to adjourn the case to the agenda of the next meeting on June 1<sup>st</sup>, 2023 to allow the applicant to provide additional information. Commissioner Neiswender seconded the motion. Unanimous support via a roll call vote.

**Applicant:** Flint Homeownership Initiative LLC  
**Property Owner:** Genesee County Land Bank  
**Location:** 412 W 2<sup>nd</sup> Avenue, Flint MI 48503

Moses Timlin, Development Coordinator at Uptown Reinvestment Corporation, and a partner member of Flint Homeownership Initiative, LLC, presented their plans to construct a retaining wall that secures the back of the property from the 7-foot elevation change on the property. The wall will be 3’ high and 130’ long and includes a 4-inch perforated tile, drainage aggregate, and filter fabric. Commissioner Neiswender motioned to approve this application and Commissioner Hurley seconded the motion. Unanimous support via a roll call vote.

**Applicant:** Brenda Brockett  
**Property Owner:** Brenda Brockett  
**Location:** 617 Lyon Place, Flint MI 48503

Brenda Brockett presented her plans to remove raised a sidewalk and replace with new flat sidewalk area on south side of house; install a new stone driveway on the north side; and repair of back porch, and relocation of stairs to rear yard. Discussion was held about the impact on neighboring property to the south from the shared driveway, and how relocation of stairs to rear increases historical accuracy. Commissioner Neiswender motioned to approve the application and Commissioner Davis seconded the motion. Unanimous support via a roll call vote.

**Applicant:** Above and Beyond Concepts LLC  
**Property Owner:** Above and Beyond Concepts LLC  
**Location:** 308 University Avenue, Flint MI 48503

Jon Mason presented his plans, for a house he owns, to remove existing shingles, resheet and install dimensional shingles, fix rafters, and rebuild front porch to historical likeness. Discussion was held on comparisons to neighboring homes and the level of ornateness that should be reflected in porch spindles, etc. Commissioner Hurley motioned to approve this application and Commissioner Neiswender seconded the motion. Unanimous support via a roll call vote.

**Applicant:** *Above and Beyond Concepts LLC*  
**Property Owner:** *Kate Kirkpatrick*  
**Location:** *229 W 4<sup>th</sup> Avenue, Flint MI 48503*

Jon Mason presented his plans for a client's house to shore up the porch ceiling, rebuild subframe, rebuild brick columns, install T&G deck boards, and install wood railings. Commissioner Neiswender motioned to approve this application and Commissioner Davis seconded the motion. Unanimous support via a roll call vote.

**Applicant:** *Above and Beyond Concepts LLC*  
**Property Owner:** *John-Paul DeMers*  
**Location:** *418 W 1st Avenue, Flint MI 48503*

Jon Mason presented his plans for a client's house to rebuild front porch to historical likeness in Greek Revival style, rebuild roof structure of garage and installing dimensional shingles, and repair roof structure above the porch. There are two alternatives also approved for rail replacement, wrought iron or simple wood, to keep with existing style. Commissioner Neiswender motioned to approve this application and Commissioner Davis seconded the motion. Unanimous support via a roll call vote.

**OLD BUSINESS:**

**Rowe Engineering – Riverbank Park:** no update at this time.

**NEW BUSINESS:**

**Memorandum from Legal Department:** Due to staffing levels, they will not be in attendance at every meeting but will be able to assist when issues come up. Max will check HDC bylaws on legal representation.

**Memorandum from Legal Department (requested):** Opinion on Mott Foundation building oversight requested from the Legal Department.

**ADJOURNMENT:**

Chairperson Burnash adjourned the meeting at 7:06 p.m.

*Unanimously carried via voice vote.*