

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
September 4th, 2025

Commissioners Present

Stephanie Wright, Chair
Kurt Neiswender, Vice-Chair
Michael Hurley
Beverly Davis
Cade Surface
Samantha Farah

Staff Present

Max Lester, Zoning Coordinator
Dalton Castle, Planner I
Joshua Cambri, Assistant City Attorney

Absent

Megan McAdow

ROLL CALL:

Chairperson Wright called the meeting to order at 6:15 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person in the City Council Chambers as well as via Zoom teleconference.

Megan McAdow, absent
Beverly Davis, present
Michael Hurley, present
Kurt Neiswender, present

Stephanie Wright, present
Samantha Farah, present
Cade Surface, present

ADOPTION OF THE AGENDA:

Commissioner Surface made a motion to adopt the agenda as presented. Commissioner Neiswender supported the motion.

M/S – Surface/Neiswender

The motion carried via voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Draft minutes for the meeting of August 7th, 2025, were presented.

Commissioner Davis made a motion to accept the minutes of August 7th, 2025 as presented. Commissioner Hurley supported the motion.

M/S – Davis/Hurley

The motion carried via voice vote.

PUBLIC FORUM:

Chairperson Wright opened the floor for public comment.

Maurice Davis spoke about the work occurring at the Haskill Center in Civic Park. Mr. Davis stated a portion of the building was painted blue and asked for more information about the work being conducted and expressed that the City should follow its own laws.

Larry Fields spoke about three properties that need repairs. Chairwoman Wright explained the application and review process and told Mr. Fields to speak with staff once the meeting has concluded.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: *George Hamo of Gr Traverse Properties, LLC.*
Property Owner: *Gr Traverse Properties, LLC.*
Location: *614 S. Grand Traverse St.*
Request: *Install a 22kW, 48" x 25" x 29" (L x W x H) generator within the interior side-yard area between 614 and 624 S. Grand Traverse St.*

George Hamo of Gr Traverse Properties, LLC. spoke on behalf of his request. Mr. Hamo spoke about how he stabilized the property and prevented it from being demolished after a period of disrepair. Mr. Hamo is requesting to add a small generator to be prepared for reoccurring power outages in this area. The proposed location for installation is in the side yard behind a tree and bush. Mr. Hamo stated the structure is not built to accommodate the generator on the roof.

Commissioner Neiswender asked Mr. Hamo if he knew where the gas line comes into the property. Mr. Hamo said he believes it comes in on the side opposite the generator, however, the line will be run underground through the basement.

Commissioner Hurley made a motion to approve the requested Certificate of Appropriateness for HDC 25-16 as submitted. The proposed work meets standards nine and ten of the Secretary of the Interior's Standards for Rehabilitation.

Commissioner Farah seconded the motion.

Commissioner Surface asked the commissioners how they review generators in general. Commissioner Wright said that she thinks they generally will look at placement, such as in a side-yard, and any proposed landscaping or screening. Commissioner Hurley noted the scale of the proposed generator is much smaller than other proposals in the past. He also stated he looks for work that aligns with the concept of "do not harm", in that the work can be removed later without seriously impacting the structure or its historic features.

Roll Call:

Megan McAdow, absent
Beverly Davis, yes
Michael Hurley, yes
Kurt Neiswender, yes

Stephanie Wright, yes
Samantha Farah, yes
Cade Surface, yes

M/S – Hurley/Farah

The motion carried via roll call vote.

Applicant: *Dequan Allen of the City of Flint*
Property Owner: *City of Flint*
Location: *W. Dayton St. ROW, between Humboldt Ave. & Forest Hill Ave. (PID # 40-02-256-001)*
Request: *Review of four (4) informational signs installed on City ROW, within Historic Civic Park.*

[Dequan Allen was logged into the Zoom session but experienced technical troubles and could not hear or speak. This item was moved to the end of Old Business to allow time to address the technical issue.]

OLD BUSINESS:

By-Laws Update

Max said they have not made any proposed updates to the by-laws but may have some edits ready for the next meeting. Max suggested that if the commissioners notice any items that could be changed, they can have those ready for the next meeting.

Certified Local Government Program – SHPO

Max stated that they had been working on proposed changes to the local historic district ordinance with State Historic Preservation Office staff but have not heard from them in a while. Max speculated that recent changes to historic preservation funding at the national level may be demanding their immediate attention.

Commissioner Farah asked if staff would like the commissioners to have proposed amendments ready for the next meeting as homework. Max stated they would attempt to address any major issues first.

Commissioner Surface asked if the amendments are to bring the City in line with the requirements of the Certified Local Government (CLG) program. Max stated the amendments to the ordinance are to bring the City in line with CLG program requirements.

<i>Applicant:</i>	<i>Dequan Allen of the City of Flint</i>
<i>Property Owner:</i>	<i>City of Flint</i>
<i>Location:</i>	<i>W. Dayton St. ROW, between Humboldt Ave. & Forest Hill Ave. (PID # 40-02-256-001)</i>
<i>Request:</i>	<i>Review of four (4) informational signs installed on City ROW, within Historic Civic Park.</i>

Commissioner Neiswender made a motion to table HDC 25-17 to the next meeting due to technical difficulties. Commissioner Hurley seconded the motion.

M/S – Neiswender/Hurley

The motion carried via voice vote.

Commissioner Farah asked what would happen if the Historic District Commission denied an application for work that was done prior to approval. Max stated that staff could follow-up to ensure the work is undone and any damage caused by that work is repaired. Commissioner Farah asked about a hypothetical situation where the HDC finds most of the work is appropriate apart from some items. Max confirmed it would work the same way and gave an example of the generator installed on a property in Carriage Town, where the generator was permitted to remain but the HDC reviewed the proposed landscape buffer in addition to the generator.

Commissioner Surface noted his concern that there have been several instances of the City completing work in historic districts without following the HDC review process. He stated that his hope is that the City will be the biggest champion of following the proper procedures and review processes.

Commissioner Davis expressed her stance that anyone who wants signage in a historic district should come to the HDC for review.

Joshua Cambri offered to bring the commissioner's concerns to the Legal Department for further review.

NEW BUSINESS:

No new business.

ADJOURNMENT:

Commissioner Wright made a motion to adjourn.

Commissioner Davis seconded the motion.

M/S – Wright/Davis

The motion carried via voice vote.

The meeting was adjourned at 7:07 p.m.