

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
10-6-16 Meeting

Commissioners Present

Dale Suomela, Chair present via phone
Stephanie Wright
Michael Hurley
Maurice Davis
Heather Burnash

Staff Present

Corey Christensen, Zoning Coordinator
Claire Nowak-Boyd, Planner I
Angela Wheeler, Staff Attorney

Commissioners Not Present

2 Board member vacant seats
Mildred Smith

ROLL CALL:

Vice Chair Burnash called the meeting to order at 5:41 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Meeting Room, 3rd Floor, Flint City Hall.

ADOPTION OF THE AGENDA:

M/S - Hurley/Davis

Claire Nowak-Boyd added a staff update to new business.

Motion to adopt the agenda as amended.

Unanimously carried.

ADOPTION OF MEETING MINUTES:

M/S - Wright/Davis

Motion to adopt the minutes of July 7, 2016 as presented.

Unanimously carried.

PUBLIC FORUM:

Sheryl Ananich of H2A Architects: Presented changes to a prior COA given at the 7-7-16 meeting for 703 Garland.

Commissioner Wright commented the original proposal included a green awning. Applicant affirmed yes. She showed an image of the green awning that was previously on the drawing. Construction has commenced. Commissioner Burnash asked whether it was done already. Ms. Ananich stated she was not sure, she had not yet been by.

Motion to table the Carriage Town Ministries from the public until later in the meeting.

M/S - Hurley/Davis

Unanimously approved.

Ms. Ananich requested that we call her and tell her what occurred.

CERTIFICATES OF APPROPRIATENESS:

Applicant: Holy Cross Counseling

Property Owner: Holy Cross Properties, Inc.

Location: 712 N. Grand Traverse, parcel # 40-12-453-006

Replace porch walls and porch wing walls with split face concrete block, replace porch steps with brick, and replace handrail with metal pipe.

Dan Luplow, Holy Cross Counseling, spoke. House Manager Larry Le'Noir was also present on behalf of the application.

Mr. Luplow passed around information regarding the split face block he wants to use for the project. Commissioner Wright asked whether the foundation would also be replaced. Mr. Luplow stated the foundation may have extended out to the porch but he is not sure. Their mason can do footing and foundation work, but foundation work is more complicated and requires a different technique. He has someone pouring concrete at 504 N. Grand Traverse to do work the mason is not certified to do. That is an obvious structural repair which weakens the porch as well as the walls themselves. The walls are covered with aluminum siding and the brick is disintegrating.

Hurley asked if that under the siding there is brick all the way, and stated it looks like the house is brick as well but painted. Yes the applicant stated, we just painted that, everybody knows their houses by the royal blue cover.

Commissioner Hurley asked if the columns and the rest of the roof will remain, Mr. Luplow stated that we will jack the roof up, that's all intact.

Commissioner Hurley encouraged matching the new brick dimensionally with the old. Mr. Luplow stated that is very logical. Commissioner Hurley stated hopefully as they peel off the siding there may be examples of what it was. Mr. Luplow stated it's in bits and pieces, but there is one section that is more intact than the rest. He noted there is foundation settling. Commissioner Hurley noted it's brick from the trimline down. Yes, Mr. Luplow stated. He noted his contractor's willingness to take it on.

Commissioners asked about the railing, and stated perhaps Mr. Luplow could return in the spring with handrail photos if it is compatible with his timeline. He stated that would be possible. It may come up when he does to the building permit, Mr. Hurley stated.

M/S Hurley/Wright

Motion to approve the application as submitted, minus the railing, with brick as a surface at 712 N. Grand Traverse, parcel # 40-12-453-006

Unanimously Approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Claire Nowak-Boyd recapped a training.

New Notice to Proceed form

HDC directed CNB to look at drafting a form for NTP next month — reach out to SHPO and MHPN. Commissioner Hurley raised the concern that our documents may reference COA and not NTP. Angela Wheeler stated the language is written as approval by the HDC. Commissioner Burnash stated it would be approving it but not necessarily saying it's appropriate.

Staff Updates

Claire Nowak-Boyd introduced Corey Christensen, the Zoning Coordinator. He spoke about his background and enthusiasm for Flint.

703 GARLAND

Angela Wheeler stated it could be an Open Meeting issue. The public comment period is not meant to substitute for plan review. It's more of an issue because the public should be able to comment and have notice. The commission could hold a special meeting if they wanted, so the public still gets the notice it's entitled to.

Special meeting was scheduled for October 13, 5:30pm.

ADJOURNMENT:

M/S - Wright/Davis

Unanimously Carried