

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
November 5, 2020

Commissioners Present

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

Staff Present

Bill Vandercook, Zoning Coordinator
Keizy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:39 p.m. Roll was taken and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Mrs. Thompson read the Amendment to the Open Meeting Act, adopted in Senate Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

Heather Burnash, remotely – City of Flint
Beverly Davis, remotely – City of Flint
Michael Hurley, remotely – City of Flint

Kurt Neiswender, remotely – City of Flint
Joe Schipani, remotely – City of Flint
Stephanie Wright – absent for roll call

ADOPTION OF THE AGENDA:

Voice Vote

Motion to adopt the meeting agenda

M/S – Schipani/Neiswender

Motion carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of July 2, 2020, were presented.

Voice Vote

Motion to approve the minutes of July 2, 2020, with corrections

M/S – Hurley/Davis

Unanimously carried.

PUBLIC FORUM:

No one spoke.

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CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: *Brittany Burns and Clay Conn*

Property Owner: *Same*

Location: 626 Mason St., Flint MI 48503

House Renovation

Commissioner Wright joined the meeting.

Brittany Burns and Clay Conn presented the application. Mr. Conn explained the home needed the siding replaced due to rot. They plan on replacing it with original cedar and painting the same color. Ms. Burns noted the deck needed some repairs. Mr. Conn said trim on the sides and top of the windows will be replaced with cedar all around the home. Mr. Conn said the home would be wrapped before siding. Mr. Conn said any decorative trim that was rotted would be replaced to its original state.

Commissioner Schipani asked if the application should be amended to include any necessary repair to fascia or decorative woodwork. Mrs. Thompson suggested this could be made a part of the motion.

Commissioner Neiswender suggested the applicant take care in the disposal of old cedar siding that can contain lead paint. Mr. Conn said they would.

Commissioner Schipani made a motion to approve the application condition upon the applicants replace any soffit, fascia, or roof detail woodwork with like-kind materials.

M/S – Schipani/Neiswender

Motion to approve with conditions

Motion carried.

Applicant: *Brittany Burns and Clay Conn*

Property Owner: *Same*

Location: 307 W. 4th Ave., Flint MI 48503

House Renovation

Brittany Burns and Clay Conn presented the application. Mr. Conn explained the roof needed to be replaced due to extensive decay. Mr. Conn said he was unaware a permit was needed to repair the roof. Then said the roof was restored to a similar tint of brown color previously on the home, and the shingles used are architectural shingles. Commissioner Burnash asked if the work had been completed already. Mr. Conn said yes, but he apologized and didn't mean any disrespect by doing the work before being made aware he needed a permit. Mr. Conn said the color and style were the same and of better quality than previously found on the roof. Commissioner Burnash asked if they planned any other work on the home. Mr. Conn said no.

Commissioner Burnash explained work completed on homes that can be seen by the public outside the home within Flint Historic district must come before the City of Flint Historic District Board. This is to preserve the exterior appearance of the neighborhood.

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Commissioner Davis made a motion to approve the application noting the applicants were not aware they were required to come before the Historic District Board and pictures show the completed work appears to be done properly.

M/S – Davis/Schipani

Motion to approve

Motion carried.

OLD BUSINESS:

Capitol Theatre Signage

Mrs. Thompson addressed the Commission. Mrs. Thompson said she had talked to Mike Reiter about issuing violations and told him to move forward with issuing tickets. She said she will discuss with Mike Reiter again to see when the citation will be issued and keep the Commissioner updated.

Saginaw St. Bricks:

Mrs. Thompson said she would try to reconnect with DPW. Then noted there had been some staff changes. Commissioner Burnash said the Historic District Commission is having trouble getting answers from prior requests and having trouble getting anyone to come before the board to give us answers as to what is happening with plans for Saginaw Street Bricks. Commissioner Burnash said she heard Consumers Energy was planning on completely pulling up Saginaw Street and redoing. Commissioner Burnash said the Commission needs to know before this happens and have legal authority over the street.

Mrs. Thompson said she had talked with the City Engineer and is aware of the Commission's interest. Mrs. Thompson said she would make contact with the City Engineer and Traffic Engineer and provide Commissioner an update. Commissioner Schipani asked about the bricks that had been previously removed. Mrs. Thompson said she would discuss this with the City and Transportation Engineers and provide an update.

Demolition Blight Policy:

Mr. Neiswender said he had originally brought this up to help understand or determine a strategy for blighted properties. Mrs. Thompson said we had discussed updating the Historic District list which would become a part of the Building Departments BSI program so we would be notified of blighted properties up for demolition. Mr. Neiswender wanted to know who was responsible to create a strategy for blighted properties and properties to be demolished within Historic Districts.

Commissioner Burnash said concerning the remaining agenda items (Ordinance, Legal Description Boundaries, and Other Provisions to Update) we had previously discussed updating the Historic District binders which are probably 20 years old. Commissioner Burnash said we should consider updating binders every 10 years, as boundaries change and homes are demolished within districts. Commissioner Burnash suggested identifying all historic resources and boundaries completely and comparing this with BSI to ensure all addresses are flagged within their computer system. Mrs. Thompson said she would work with Mr. Vandercook to begin updating the information.

Commissioner Wright asked if the sign that had been approved in February for the Optical Company had been installed on the Capitol Theater Building. Commissioner Burnash said the sign had not been

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installed and the Certificate of Appropriateness only lasts for one year. Mrs. Thompson said she would prepare a letter for the next meeting in December for Commissioner review before sending it to the applicant.

Commissioner Burnash noted the Michigan Historic Preservation Network is offering a variety of free training programs. Commissioner Burnash said training programs can be made available during canceled meetings, after regularly scheduled meetings, or during special times like on Saturdays. Commissioner discussed holding a Saturday meeting. Commissioner Burnash said she would contact the MHN to schedule a Saturday meeting.

NEW BUSINESS:

None

ADJOURNMENT:

M/S – Neiswender/Wright

The meeting was adjourned at 6:48 p.m.

Unanimously carried.