

**FLINT HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes - *Approved***  
**April 4, 2019**

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**Commissioners Present**

Dale Suomela, Chair  
Heather Burnash, Vice-Chair  
Michael Hurley  
Stephanie Wright  
Beverly Davis

**Staff Present**

Andy Aamodt, Zoning Coordinator  
Andy Fedewa, Planner I  
Kelly Kiertzner, Assistant City Attorney

**ROLL CALL:**

Chairperson Suomela called the meeting to order at 5:44 p.m. Roll was taken and a quorum was present. The meeting was held in the Planning & Development Conference Room, South Building, Flint City Hall.

**ADOPTION OF THE AGENDA:**

*Voice vote*

Motion to adopt the meeting agenda.

*Unanimously carried.*

**MINUTES OF PREVIOUS MEETING AND DISPOSAL:**

Minutes for the meetings of December 20, 2018, January 3, 2019, and March 27, 2019 were presented.

*M/S – Davis/Wright*

Motion to approve the minutes of the previous three meetings.

*Unanimously carried.*

**PUBLIC FORUM:**

No one spoke.

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

**Applicant:** Thomas Henthorn

**Property Owner:** Board of Education, City of Flint

**Location:** 1402 W. Dayton St & Dayton St. right-of-way

*Temporary signage.*

Applicant was not present.

*M/S – Wright/Burnash*

Motion to postpone application at 1402 W. Dayton St. & Dayton St. right-of-way until the Historic District Commission meeting on May 2, 2019.

*Approved unanimously.*

**Applicant:** Nickolas Hoffman

**Property Owner:** Nickolas Hoffman

**Location:** 314 W. University Ave. (Parcel ID 40-12-476-016)

*Demolition*

Nickolas Hoffman with his counsel, Dawn Weir, presented his application. Mr. Hoffman referenced Chapter II, section 148 of the City of Flint Code of Ordinances, declaring the house at 314 W. University to be a hazard to public safety as the foundation is sinking. Mr. Hoffman said 314 W. University is about just 12 feet from his principal residence. The property has a history of vandals and drug users. Bus users stand under the awning at the front while waiting for their bus. Mr. Hoffman stated there have been two reported fires.

Ms. Weir stated that the costs to bring the house back up to code would cause undue hardship for Mr. Hoffman. Freeman Greer, architect, conducted an assessment of the property and stated that it would cost \$300,000 to bring the house up to code, while the cost to demolish would be around \$25,000 and assumed by Mr. Hoffman.

Mr. Greer stated that the back half of the foundation would have to be reconstructed, the front addition would have to be removed to restore the historic character of the house, and that that addition classifies the house as a non-contributing structure to the Carriage Town Historic District.

Commissioner Hurley asked for the history of the house at 314 W. University.

Mr. Hoffman said there is an ongoing issue with vandals. Ms. Weir stated the Historic District Commission ruled against this application at a meeting two years ago when Mr. Hoffman was not present.

Commissioner Burnash asked about the health and safety effect of the house, if utilities have been cut or if building inspections have been conducted at the house. Ms. Weir replied that Consumers Energy has cut/plugged the utilities at Mr. Hoffman's request.

Commissioner Suomela said this property seems like demolition by neglect. Ms. Weir replied that the house was at this state when Mr. Hoffman bought the property.

Mr. Hoffman presented on the condition of the house when he bought the property and why he wanted it. The house was shown to prospective buyers, even Hurley Hospital nearby, but the costs to renovate were prohibitive. Commissioner Burnash asked if the property has been for sale. Mr. Hoffman answered that the property was for sale at the time of the last meeting two years ago.

Mr. Greer asked if the property would pass zoning for a different use.

Chapter II, Section 147 of the City of Flint Code of Ordinances was read.

Commissioner Burnash reiterated that the Commission is starting at the viewpoint that they want to discourage demolitions in historic districts.

Ms. Weir stated that she had reached out to the City building inspector, Mike Reiter, about an inspection, but did not apply for an inspection.

*M/S – Hurley/Davis*

Motion to approve application as presented or proceed, at 314 W. University Ave. (Parcel ID # 40-12-476-016)

*Aye – Suomela, Hurley, Wright, Davis*

*Nay – Burnash*

*Motion passed.*

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

Commissioners discussed that the property owner of The Capitol Theater is informing their tenants that they do not need Historic District Commission (HDC) approval for signs as long as they are not attached to the outside of the building, which is not the interpretation of the HDC.

*M/S – Hurley/Burnash*

Motion to draft a letter and send to the property owner as well as the tenants of the Capitol Theater.

*Approved unanimously.*

**ADJOURNMENT:**

*M/S – Burnash/Davis*

The meeting was adjourned at 7:28 p.m.

*Unanimously carried.*