

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
June 3, 2021

Commissioners Present

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

Staff Present

Bill Vandercook, Zoning Coordinator
Keizzy Anpalagan, GIS Technician
Joanne Gurley, Assistant City Attorney
Jonathon Mateen, Planner I

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:30p.m. Roll was taken and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Mrs. Gurley 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, remotely – City of Flint

ADOPTION OF THE AGENDA:

Jonathon Mateen asked to strike the address of 653 from the address of WT Stevens Construction.

Voice Vote

Motion to adopt the meeting agenda with changes.

M/S – Davis/Neiswender

Unanimously carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of May 6, 2021 were presented.

Voice Vote

Motion to approve the minutes of May 6, 2021 as presented.

M/S – Schipani/Neiswender

Unanimously carried.

PUBLIC FORUM:

No one spoke.

Final

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Whaley Children’s Center
Property Owner: Whaley Children’s Center
Location: 307 University Avenue Flint, MI 48503
Installation of custom steel doors and window screens

Amy Anderson, Whaley Children’s Center, presented the application.

Whaley Children’s Center is requesting the installation of a custom steel door and window screen as required by the insurance company for the duration of time the property is vacant.

Commissioner Hurley asked how long would furnishing the property take. Ms. Anderson stated that the furnishing would take three to six months. Additionally, Commissioner Hurley asked which doors are being replaced. Ms. Anderson stated that the current front and back doors would be covered with new custom steel doors. Whaley Children’s Center would reinstall the current doors once the property is occupied.

Commissioner Neiswender asked if the contractor for the project is aware of the historic nature of the neighborhood. Ms. Anderson stated that the contractor is aware of the historic requirements.

Commissioner Hurley made a motion to issue a notice to proceed with minimal damage to the structure and all original features that are removed to be returned.

M/S – Hurley/Wright
Motion carries 5 yes – 1 no

Applicant: Sheri Ananich
Property Owner: Carriage Town Ministries
Location: 604 Garland St. Flint, MI, 48503
New Store front assemblies, new signage and canopy

Sheri Ananich, HTA Architects, representing Carriage Town Ministries presented the application.

Ms. Ananich stated that the intention is to do new aluminum storefronts in the existing openings where overhead doors were and a new cantilevered canopy with signage. This application was initially presented and approved in 2019.

Commissioner Schipani asked if the proposed signage would be illuminated. Ms. Ananich stated that the sign will be illuminated and here may be additional lighting on the ladder sign. Mr. Vandercook shared with Commissioner Schipani that Ms. Ananich would need a separate sign permit through the Zoning Division and approval for the illuminated sign through the Building Department.

Commissioner Schipani made a motion to approve the renewal of the application.

M/S – Schipani/Hurley
Unanimously carried

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Applicant: Therese McDonnell

Property Owner: Same

Location: 1027 Manning Court Flint, MI 48503

Replacing roof on upper house with 6 aluminum roof vents, installing vinyl siding on rear dormer

Therese McDonnell presented the application.

Ms. McDonnell stated that she is replacing her roof due to leaks. Ms. McDonnell is trying to replace the shingles on her roof as closely as she can with the original shingles.

Commissioner Hurley asked Mrs. McDonnell about old photos but she could not find any.

Commissioner Burnash expressed concerns about vinyl siding on any structure in a historic district and noted that an original material such as wood would be more appropriate. Commissioner Burnash asked if wood siding could be considered instead of vinyl siding. Ms. McDonnell asked the contractor about doing the shingles exactly how they are on the house now and he said no.

Commissioner Neiswender noted that Ms. McDonnell could remove some of that asphalt on the back dormer to find what is underneath to use as a reference point to replace to avoid using vinyl. Ms. McDonnell stated that she will contact her contractor to remove some of them so she can see what's underneath.

Commissioner Hurley made a motion to approve the application with an amendment of no vinyl siding and using wood either shingles or wood boards on the product on the door.

M/S - Hurley/Neiswender

Unanimously carried

Applicant: Riverside Tabernacle

Property Owner: Same

Location: 429 NB Chavez Dr. Flint, MI 48503

Not given

Jerry Bergler, Riverside Tabernacle, Shannon Polk, Riverside Tabernacle, Chris Ponier, Case Construction, and Jeff Brands, Creekwood Associates, presented the application.

Mr. Bergler shared that Riverside Tabernacle is planning on building a 4,200 square foot prefabricated steel building behind the church. The building will be used for storing and assembling food for distribution on a weekly basis.

Commissioner Schipani asked Riverside Tabernacle if the addition would be attached. Mr. Bergler stated that they are looking at two alternatives which include attaching it to the back of the building or locating it 10 or 20 feet from the building.

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Commissioner Neiswender asked what material would be used for the building. Mr. Bergler stated that they planned to use metal due to ease of construction and cost.

Commissioner Neiswender recommended locating the addition on the east side of the property and separating it by 10 feet with a connection to the main building in order for the addition to stand apart from the original structure.

Commissioner Hurley and Chairperson Burnash shared interests in seeing samples of the materials that would be used. Additionally, Chairperson Burnash shared that more detail needed to be shared regarding the size and location of the addition.

Commissioner Hurley made a motion to adjourn the application for one month with the expectation that Riverside Tabernacle comes back with more detail about material and location of the building.

M/S – Hurley/Schipani
Unanimously carried

Applicant: WT Stevens Construction, Inc.

Property Owner: Flintstone Investment Group

Location: 655 S Saginaw St Flint, MI 48502

Install door with sidelite and transom, install three windows, install knee glasses

Beverly Beard from WT Stevens Construction presented the application.

Ms. Beard stated the building is currently being used as an office space and noted that an accident in the winter caused damage. WT Stevens are attempting to repair this damage. Repairs include the addition of new door with the sight light and transom, the installation of three windows, and installing wall glass. Additionally, Ms. Beard claimed their intent is to restore the building to its existing condition prior to the accident.

Commissioner Hurley made a motion to accept the application as submitted.

M/S – Hurley/Schipani
Unanimously carried

Applicant: Paul H. Herring Sr.

Property Owner: Same

Location: 405 University Ave Flint, MI 48503

Repairing and replacing roof with like materials

Paul H. Herring Sr. presented the application.

Mr. Herring stated that he is planning to replace his roof with like materials.

Commissioner Hurley asked Mr. Herring if he is planning to alter the chimney or trim anything that is visible from the street. Mr. Herring stated that there is nothing he plans on doing to the chimney.

Commissioner Schipani made a motion to approve the application as submitted.

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M/S – Schipani/Davis
Unanimously carried

Applicant: Paul H. Herring Sr.
Property Owner: Same
Location: 508 Mason Street Flint, MI 48503
Repairing and replacing roof with like materials

Paul H. Herring Sr. presented the application.

Mr. Herring stated that he is looking to replace his roof with like materials.

Chairperson Burnash asked if Mr. Herring would be replacing like material with like material. Mr. Herring confirmed that this was correct.

Commissioner Neiswender made a motion to approve the application as submitted.

M/S – Neiswender/Davis
Unanimously carried

OLD BUSINESS:

Michigan Historic Preservation Network Training

Chairperson Burnash received an email from the Michigan Historic Preservation Network inquiring about setting a training session and an update will be given during the next meeting.

Georgia Manor Communities First

Commissioner Schipani asked whether or not Planning Staff has heard anything from Communities First regarding holes that have been drilled into the side of the building.

Jonathon Mateen stated that he has reached out to Glenn Wilson, who stated that the holes were included in the plans that were originally approved. Additionally, Mr. Wilson shared that he has plans to come back to the Historic District Commission for a sign and a fence.

Commissioner Hurley asked Mr. Vandercook if Planning Staff had a copy of the application. Mr. Vandercook confirmed this.

Bricks on Saginaw Street Update

Commissioner Burnash asked for an update on the Bricks on Saginaw Street. Mr. Vandercook mentioned that from the last meeting they discussed preparing a letter which has not been prepared. Planning Staff will reach out to Mark Adas and follow-up during the next meeting.

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NEW BUSINESS:

No new business.

ADJOURNMENT:

M/S – Schipani/Burnash

The meeting was adjourned at 6:27 p.m.

Unanimously carried.