

FLINT HISTORIC DISTRICT COMMISSION
Special Meeting
Minutes
July 19, 2018

Commissioners Present

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

Staff Present

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

ROLL CALL:

Chairman Suomela called the meeting to order at 5:38 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, Flint City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

There were no additions or changes to the agenda.

ADOPTION OF THE AGENDA:

M/S – Davis/Wright

Motion to adopt the meeting agenda as presented.

Unanimously carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

M/S – Wright/Davis

Motion to adopt the previous meeting minutes from June 7, 2018.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Charles Young Jr./ Floyd Norfleet

Property Owner: Floyd Norfleet

Location: 925 Avon St., Parcel ID 41-18-228-002

Replacement of windows.

Charles Young Jr., the general contractor, spoke. Mr. Norfleet is looking to conduct interior restoration but the only work planned on the exterior is the window replacement. The windows are very outdated and are not energy efficient for such a large, 13,000 square foot house. Their goal is to make the exterior look as close to the existing as possible.

Commissioner Wright asked if Mr. Norfleet has reached out to any restoration companies windows before applying here for all the windows. A few of these restoration companies are based out of the Detroit area. Mr. Young confirmed Mr. Norfleet is intent on replacing all windows.

Commissioner Hurley commented that interior work does not require any HDC approval. He is familiar of the gutters being stolen in the past, so future gutter installation would require HDC approval. He then pointed towards the Secretary of Interior's Standards, which guide the HDC. If existing material or features can be preserved, the applicant needs to preserve it. If windows are rotting and past the point of repair then replacement is possible.

Commissioner Burnash commented that some of these windows still look in sufficient shape. She asked what the material of the replacement windows is. Mr. Young stated the material will be vinyl, which is different from what is existing.

Commissioner Hurley pointed to the fact that many Historic District structures have successfully replaced windows or made windows more energy efficient, and that the State Historic Preservation Office (SHPO) has links and resources available for window replacement.

Commissioner Hurley commented that interior window inserts or interior storm windows are an alternative that will not require HDC approval because it is technically on the interior and does not affect the exterior appearance.

The Commission advocated that the applicant get in touch with a restoration company or look into the resources that are offered by SHPO, then see what different window possibilities are.

M/S –Hurley/Wright

Motion to postpone application, at 925 Avon St. (Parcel ID 41-18-228-002) until the September 6th regularly scheduled meeting.

Approved unanimously.

Applicant: Betty Wideman, City of Flint Street Maintenance Division

Property Owner: City of Flint

Location: Near 328 S. Saginaw St.

Replacement of historic bricks on Saginaw Street.

Betty Wideman spoke about the project and the current situation. The historic bricks were replaced with concrete after water pipes were replaced.

Commissioner Suomela and Commissioner Wright summarized an in-person, on-site meeting they had with Ms. Wideman and the foreman, Don Thompson. The entire Commission could not meet at the site as that would violate an open meeting. Mr. Thompson explained discoloration can occur from oil. The darker bricks are more frequent in the driving lanes and lighter bricks are more frequent in the center, turn lane.

Ms. Wideman confirmed that the bricks the City possesses at the City Yard are the original bricks.

Commissioner Suomela stated that upon looking at samples of the bricks there is a range of coloration. The shape and size looks accurate. Mr. Suomela encouraged replacement to occur the best it can regarding color coordination.

Commissioner Hurley asked about the timeline for repair. Ms. Wideman stated the original goal was to repair before the Crim Run, but that deadline will be difficult to meet. There will likely need to be construction/ road closure for three or more days to conduct the repair.

M/S –Hurley/Wright

Motion to approve application as presented, at S. Saginaw St. near 328 S. Saginaw.

Approved unanimously.

Applicant: Mike Cieslinski, Mott Community College

Property Owner: Mott Community College

Location: 709 N. Saginaw St., Parcel ID 40-12-433-017

Installation of wall signs on Wagner Building.

Mike Cieslinski, Mott Community College, presented the project. This location is Mott Community College's non-credit career and occupational training center. It is also one of the Atherton East Re-location centers for career training. They will be installing aluminum-frame banner posters. These are not permanent and are going on the wall. There will be four facing Saginaw St., two facing Fourth Ave., and one at the doorway.

Commissioner Hurley asked staff if this property is bounded by a Historic District boundary. Andy Aamodt confirmed it is within the Historic District boundary. Mr. Hurley then stated this will not be affecting any historic resource. A notice to proceed is therefore more relevant here.

M/S – Hurley/Davis

Motion to approve application as presented, at 709 N. Saginaw St. (Parcel ID 40-12-433-017), as a "Notice to Proceed".

Approved unanimously.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Commissioner Davis spoke about her concerns with the Civic Park area Land Bank properties that have previously been approved for demolition. Many of these demolitions have not yet taken place. Money was allocated to conduct these demolitions. These are a major blight and safety issue.

ADJOURNMENT:

M/S – Burnash/Wright

The meeting was adjourned at 6:38 p.m.

Unanimously carried.