

**FLINT HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes**  
**7-7-16 Meeting**

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**Commissioners Present**

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

**Staff Present**

Jon Moore, Planning & Devel. Analyst  
Claire Nowak-Boyd, Planner I  
Angela Wheeler, Staff Attorney

**Commissioners Not Present**

*2 Board member vacant seats*  
Mildred Smith

**ROLL CALL:**

Chairman Suomela called the meeting to order at 6:03 p.m. Roll was taken and a quorum was present. The meeting was held in the McKenzie Room, 2<sup>nd</sup> floor, Flint City Hall.

**ADOPTION OF THE AGENDA:**

Jonathan Moore noted the meeting room should be updated.

Commissioners and Attorney Wheeler discussed an expired COA. Commissioner Hurley requested that the COA be placed at the top of the agenda.

*M/S - Hurley/Davis*

Motion to adopt the agenda as amended.

*Unanimously carried.*

**ADOPTION OF MEETING MINUTES:**

*M/S - Hurley/Wright*

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

*Unanimously carried.*

**PUBLIC FORUM:**

There were no public comments.

**CERTIFICATES OF APPROPRIATENESS:**

**Applicant: Davis White**

Property Owner: Durant-Dort Foundation

Location: 316 Water St, parcel # 40-12-486-007

Recertify the restoration of the steps next to the carriage block in front of the building. Certificate of Appropriateness originally issued in 2015.

Commissioners noted the application includes the same drawings that were included with the original application.

*M/S - Hurley/Wright*

Motion to extend the Certificate of Appropriateness to recertify the restoration of the steps next to the carriage block in front of the building for one year.

**Unanimously Approved**

**Applicant: Bonnie Smith**

Property Owner: Josephine Austin

Location: 311 W. Fourth Ave, parcel # 40-12-476-005

Repair of leaking roof.

Bonnie Smith stated she needs to get a new roof, the current roof is leaking in three places. She brought an example of the shingles she would like to use, a three-tab shingle.

Commissioner Burnash asked whether it's similar to the current roof, asphalt shingles. Ms. Smith stated yes.

Commissioners asked whether she is only changing the shingles. The applicant stated yes.

**M/S - Hurley/Burnash**

Motion to approve the certificate of appropriateness for a demolition of 311 W. Fourth Ave, parcel # 40-12-476-005.

**Unanimously Approved**

**Applicant: Sheri Ananich**

Property Owner: Charlene Boyd

Location: 321 University Ave, parcel # 40-12-477-001

Update existing 1930's garage into hair salon. Renovations include new wood cedar shingle roof, new wood windows, wood main entry, tuck point existing brick, paint wood siding and stucco, new wood entry ramp.

Sheri Ananich and Charlene Boyd stated the new use will be a hair salon. They are proposing new windows to help the building envelope and doors. They are proposing replacing the reflective glass with normal see-thru glass.

Commissioner Hurley asked whether the doors are now fixed. Ms. Ananich stated yes.

Ms. Ananich stated the cupolas will be painted. The shingles are asphalt and have always been asphalt. Ms. Boyd would like to try cedar shake shingles, real wood. There is also a scalloped asphalt shingle option they are interested in as a second choice.

Commissioner Burnash asked where the ramp will be located. Ms. Ananich stated it will be on the street. They discussed the ramp. Ms. Ananich was hoping the parking lot could be left as-is. Commissioner Hurley asked about whether an existing rise in the sidewalk could be used instead. Ms. Ananich stated it would take parking regrading to site it there, in order to make it barrier-

free. Commissioner Burnash expressed concern about having the ramp in front of the building.

Ms. Ananich stated that Ms. Boyd wanted to add a projecting sign, showing an example of a similar sign. Commissioner Hurley noted the sign is not on the application, and asked about its location. Commissioner Burnash stated her concern is that there not be a solid wall in front of the building.

Commissioner Hurley asked about the side fixed panel: Would the existing framing be kept? Yes, Ms. Ananich stated. Applicants and commissioners discussed options, and applicants stated they would carry over the same pattern from the front of the building.

Regarding windows, Ms. Ananich said it was hard to determine window condition on the site. All windows will be solid wood. The existing wood windows will be kept if they are in good condition. Others will be replaced with wood.

Mr. Boyd asked whether they could change their minds in the future regarding panels vs glass. Commissioners discussed the preference to keep the historic garage appearance, and also the need for safety glass close to the ground.

#### **M/S - Hurley/Davis**

Motion to approve the application as presented, with the addition of a projecting sign on the front of the building, with the ramp having a railing as opposed to solid walls, the reversal of the ramp approach from the north elevation to the west elevation, and the ramp landing changing to 5'x5' instead of 7'.

**Unanimously Approved**

#### **Applicant: Sheri Ananich**

Property Owner: Carriage Town Ministries

Location: 705 Garland St, parcel # 40-12-430-025

Refresh & update exterior including new windows in existing openings, new windows in new openings, fascia trim & banding and brick staining to match look of Men's Building at 605 Garland St. for campus feel. Remove portion of white fence along Garland.

Applicants propose removing the canopy and duct vent and putting new windows in the facade. Commissioner Burnash asked about the window material. Ms. Ananich stated signage would be added.

Commissioner Wright asked whether all canopies would be removed. Ms. Ananich stated yes.

#### **M/S - Burnash/Hurley**

Motion to approve the project as presented in amended drawings, with signage depicted.

**Unanimously Approved**

**OLD BUSINESS**

## **Training**

Claire Nowak-Boyd stated that she had been in touch with MHPN and is waiting to hear back on dates.

## **NEW BUSINESS**

### **Reappointment and Appointment Needs**

Jonathan Moore stated they had not heard back on potential candidates. He stated that staff had made a list of vacancies on all planning-related commissions, which they had forwarded to Administration. He also stated that if the Commission has potential names, they should forward them with resumes. Commissioner Burnash noted that Ryan Eashoo and Leanne Barkus would be potential people.

Commissioner Burnash left at 7:16pm.

Commissioner Hurley attended an MHPN training in Pontiac. He noted that the trainers stated postponing an application is dangerous. There is a 60 day rule. If an application doesn't get applications, in 60 days it is approved. He noted that if it's not acted upon in 60 days it's considered approved. Commissioners requested that the demolition permit for (ADDRESS) University be placed on the August agenda and either approved or denied.

Commissioner Hurley asked about 925 S. Avon in Burroughs Park. He had previously raised issues with it with previous staff. It is actively being scrapped and stripped, with gates removed, door open, and copper being removed. It is the Burroughs House. He asked whether the City can do anything. He requested mowing. Staff offered to follow up with Raul Garcia, in light of the missing gate. Staff offered to follow up on ownership.

Who owns it? Jonathan Moore found the ownership info and it is PASTE. Claire Nowak-Boyd stated she would call the police dept, Angela Wheeler said to contact Michelle Reed. Commissioners discussed demolition by neglect as an option for the property. Commissioner Hurley talked further about how copper downspouts have been removed and all the sinks have been smashed.

## **ADJOURNMENT:**

M/S - Hurley/Wright

*Unanimously carried*