

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
8-11-16 Meeting

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 5:49 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Meeting Room, 3rd Floor, Flint City Hall.

ADOPTION OF THE AGENDA:

M/S - Wright/Davis

Motion to adopt the agenda as presented.

Unanimously carried.

ADOPTION OF MEETING MINUTES:

Claire Nowak-Boyd explained that there will be two sets of minutes at the next meeting.

PUBLIC FORUM:

Jacqueline Jordan, of 322-4 1st Ave- Asked a question regarding the boundary change of the Carriage Town Historic District, and whether the number of remaining resources affects its status as a historic district. Commissioners Suomela, Burnash, and Hurley discussed how districts can be defined. Commissioner Davis talked about the role of district boundaries in Civic Park.

Frederick Q. Jones, of 625 Mason- Stated that he sought clarity on the boundary of the historic district and whether its shrinkage relaxed or changed the rules within the district. He would like to be able to provide clear information when asked by neighbors. Commissioner Burnash stated that the Secretary of the Interior's Standards have not changed, but the boundaries have changed. Commissioner Wright and Mr. Jones discussed fences, permitting, and enforcement.

CERTIFICATES OF APPROPRIATENESS:

Applicant: Bret Crandell

Property Owner: Bret Crandell

Location: 614 Mason St, parcel # 40-12-476-013

Remove and replace existing metal roof on front. Remove existing front porch ceiling wooden slats and replace with wood paneling. Replace existing rear porch asphalt roof with metal roofing. Replace rear porch support posts, stairs, columns, and railings, and level porch. Reinstall

original support post. Remove plywood panels in basement windows and replace with glass block.

Bret Crandall spoke regarding the application. He noted there had been changes in his plan.

The roof is in extreme disrepair, Mr. Crandall stated. The original intent was to replace with a standing seam metal roof, but contractors recommended “Certainteed Flintlastic” self-adhesive asphalt roofing due to the slope of the roofs on the house and the porches. Commissioner Hurley asked what is there now. Mr. Crandall stated it was tin that has been sealed over with a tar-based sealant repeatedly, with significant rust holes. Commissioner Hurley worked on a similar property and said they would not want to do a standing seam metal roof because it would leak. Rear or front roofs cannot be seen from a distance.

Commissioner Hurley asked whether it was a two unit and the applicant stated yes—two identical units.

Commissioner Burnash asked about the packet to confirm that plans had changed. She asked whether the house was on a corner. Applicant stated no. Basement windows that are visible on the side and rear—none are on the front. Some are plywood, some have original wood framing inside that is in rough shape. Commissioner Hurley asked whether the house would be rented. The applicant stated it would be student housing.

Commissioner Suomela asked if the rear porch and the front will have railing? The applicant stated the front porch has shallow brick railing but they were not planning railing. A photo showed very simple brick wings on the stairs. He stated fiberglass columns will last longer. Commissioner Burnash stated vinyl siding will last longer, but it defeats the purpose of a historic district.

Applicant stated the front porch ceiling is rotted. He wants to use wood paneling in 4x8 sheets which he says will look indistinguishable. He noted a vinyl material called “probead”, which a contractor had recommended. Commissioner Burnash asked which material was being requested. A contractor stated the vinyl.

Commissioner Suomela stated handrails were needed on each side of stairs. The applicant stated the existing piece of pipe would be torn off and replaced.

The applicant would reinstall the original wooden support post on the rear porch.

Commissioner Suomela asked whether the brick wing walls would be left as-is on the front porch. The applicant stated yes, they would be painted but retained. He stated there must be railings. The applicant stated he believed he would have to get the building inspector’s opinion. Commissioner Suomela stated it would be for his protection as a landlord to avoid a lawsuit.

Commissioner Hurley asked about the basement windows. The applicant stated in some places they are missing, and in some places they are there, and in some places they have steel mesh over

them. Commissioner Suomela confirmed that no one would be living in the basement, because egress would be necessary. The applicant stated yes.

Commissioner Burnash stated the HDC doesn't have very much control over materials that cannot be seen. She does not have an issue with roofing material or basement windows. A standard they are supposed to enforce is that one does not replace something unless it's irreparably damaged, or missing. She stated 100 year old houses should have wood columns and wood on their porches. Commissioner Hurley stated that he would support doing wood. Commissioner Hurley stated it's best to fix extant columns, but barring that, wood columns would be best.

M/S Hurley/Burnash

Motion to approve the certificate of appropriateness as submitted, with the following changes for 614 Mason St, parcel # 40-12-476-013: substitute "Flintlastic" roofing for metal roofing on front and rear porches and wooden replacement columns.

Unanimously Approved

OLD BUSINESS

COA 314 W University, parcel # 40-12-476-016

Reconsideration of old COA

Jonathan Moore stated he reached out to the applicant and had not heard back. Angela Wheeler and the board discussed the procedures related to re-review of an old case.

Commissioner Hurley stated in his recent training regarding historic districts, the trainers emphasized the necessity of tying up cases as opposed to postponing. Commissioners Burnash and Wright discussed that the board had requested that the applicant provide additional info

Angela Wheeler read from Flint City Ordinance 2-107, subsection E regarding approval of plans. Jonathan Moore stated that the postponement of the case constituted a mutual agreement between the HDC and the applicant, Ms. Wheeler agreed. The commission discussed the need to send a letter denying based on the standards and laying out the steps for reapplication or appeal. Commissioner Hurley noted insufficient information could also be noted.

Commissioner Burnash stated the application should be denied based on Standards 2, 5 and 6.

M/S Wright/Burnash

Motion to deny the COA for the demolition of 314 W University, parcel # 40-12-476-016, based on the Secretary of the Interior's Standards 2, 5, and 6.

Unanimously Approved

Training

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

NEW BUSINESS

Claire Nowak-Boyd noted it is Jonathan Moore's last meeting. The Commission thanked him for his service.

ADJOURNMENT:

M/S - Burnash/Hurley

Unanimously Carried