

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
October 3, 2024

Commissioners Present

Stephanie Wright, Chair
Kurt Neiswender, Vice-Chair
Michael Hurley
Beverly Davis
Megan McAdow
Samantha Farah

Staff Present

Max Lester, Zoning Coordinator

Absent:

Cade Surface

ROLL CALL:

Commissioner Neiswender called the meeting to order at 5:31 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person as well as via Zoom and phone conferencing as approved.

Megan McAdow, Present
Beverly Davis, Present
Michael Hurley, Present
Kurt Neiswender, Present

Stephanie Wright, Absent
Samantha Farah, Present
Cade Surface, Absent

Commissioner Neiswender assumed the role of Chair in Chairperson Wright's absence.

ADOPTION OF THE AGENDA:

Staff asked that an update regarding 605 Garland St. be discussed under New Business.

Commissioner Hurley made a motion to adopt the agenda as amended. Commissioner McAdow seconded the motion.

M/S – Hurley/McAdow

The motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of July 18th, 2024, were presented.

Commissioner Farah made a motion to accept the minutes of July 18th, 2024, Commissioner Hurley seconded the motion.

M/S – Farah/Hurley

Motion carried by voice vote.

PUBLIC FORUM:

Commissioner Neiswender opened the floor for public comment. No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: *Rev. Tom Manney*
Property *Owner: St. Paul’s Episcopal Church*
Location: *711 S. Saginaw St. (PID 41-18-134-009)*
Scope of Work: *Replacing inserts for existing monument signs in the front and back of the church.*

Joel Arnold presented the application. He explained that the Church has updated its logo as well as its service schedule causing the need for the proposed refacing.

Commissioner Hurley made a motion to approve the application as submitted. Commissioner Farah seconded the motion.

Roll Call:

Megan McAdow, Yes
Beverly Davis, Yes
Michael Hurley, Yes
Kurt Neiswender, Yes
Stephanie Wright, Absent
Samantha Farah, Yes
Cade Surface, Absent

M/S – Hurley/Farah
The motion carried.

Applicant: *Charlene Boyd*
Property Owner: *Charlene Boyd*
Location: *314 W. Second Ave. (PID 40-12-477-012)*
Scope of Work: ~~*1) Replace roof with black asphalt shingles.*~~
2) Remove existing siding and paint.
3) Rebuild and restore bottom of front porch and replace with original wood.
4) Tear down, restore and rebuild back deck with same wooden material.

Charlene Boyd presented the application. Commissioner Hurley asked if portions of the siding or back porch could be salvaged and restored. Mr. Boyd explained the state of the siding and back porch are such that minimal portions can be salvaged. Commissioner Hurley acknowledged that the design would not be significantly difficult to recreate.

Commissioner Neiswender noted that the design may need to be modified to meet modern Building Code standards. Commissioner McAdow discussed railing height requirements that have changed over time.

Commissioner Davis made a motion to approve the application as submitted. Commissioner Hurley seconded the motion.

Commissioner McAdow expressed excitement over the time, money, and effort put into the project, particularly in regard to the wood siding.

Roll Call:

Megan McAdow, Yes
Beverly Davis, Yes
Michael Hurley, Yes
Kurt Neiswender, Yes
Stephanie Wright, Absent
Samantha Farah, Yes
Cade Surface, Absent

M/S – Davis/Hurley
The motion carried.

Applicant: Charlene Boyd
Property Owner: Charlene Boyd
Location: 315 University Ave. (PID 40-12-477-002)
Scope of Work: 1) Replace vinyl windows with new vinyl windows.
2) Replace pieces of wooden siding with same wood.
3) Add railing onto front porch.

Mr. Boyd presented the application, Mr. Boyd stated that the railing modifications are required to meet Building Code.

Commissioner McAdow asked if all windows would be replaced with vinyl. Mr. Boyd said yes. Commissioner Farah asked if any of the existing windows are not vinyl. Mr. Boyd said yes. Commissioner Hurley asked if the applicant had looked into any alternatives to vinyl windows. Mr. Boyd said he had and that they were too price prohibitive.

Commissioner Hurley expressed that he would need estimates/quotes to show the prohibitive costs of alternatives in order to approve vinyl windows. Commissioner Neiswender agreed.

Commissioner Davis asked if the home had all vinyl windows, could the Historic District Commission (HDC) require they all be replaced. Commissioner Hurley clarified that the applicant is replacing all windows on the home, including those that are not currently vinyl, with vinyl windows.

Commissioner McAdow stated there are multiple local sources for wood windows from which the applicant could obtain quotes.

Commissioner Farah made a motion to approve the application aside from the vinyl windows. Commissioner Farah seconded the motion.

Roll Call:

Megan McAdow, Yes
Beverly Davis, Yes
Michael Hurley, Yes
Kurt Neiswender, Yes

Stephanie Wright, Absent
Samantha Farah, Yes
Cade Surface, Absent

M/S – Farah/Davis
The motion carried.

OLD BUSINESS:

Commissioner Neiswender commented that the Flint Children’s Museum will no longer be moving forward with the build out previously approved by the HDC. Max declined to comment.

NEW BUSINESS:

New Application Forms

Max presented the new application forms. They explained that the newly required application fee is twenty (20) dollars for residential properties and fifty (50) for non-residential properties, and the funds will be ideally put towards training for the HDC.

[Chairperson Wright arrived at 6:15 p.m.]

605 Garland St

Max explained that staff are working with Carriage Town Ministries on their zoning permit application and waiver for a generator they have already installed. Max noted that Carriage Town Ministries has invited the HDC to visit the site to see it.

Max clarified that the Zoning Ordinance requires generators to be located on the roof unless not feasible, in which case a ground mounted location would be allowed with required screening.

ADJOURNMENT:

M/S – Neiswender

The meeting was adjourned at 6:24 p.m.

Unanimously carried.