



CIVIC PARK HISTORIC DISTRICT

Community Meeting
December 12, 2013

Overview and Meeting Agenda

- I. Welcome and Introductions
- II. Purpose of the Meeting and Agenda
- III. About Local and National Historic Districts
- IV. History of Civic Park
- V. Why the study?
- VI. Report and Recommendations
- VII. Discussion
- VIII. Next Steps

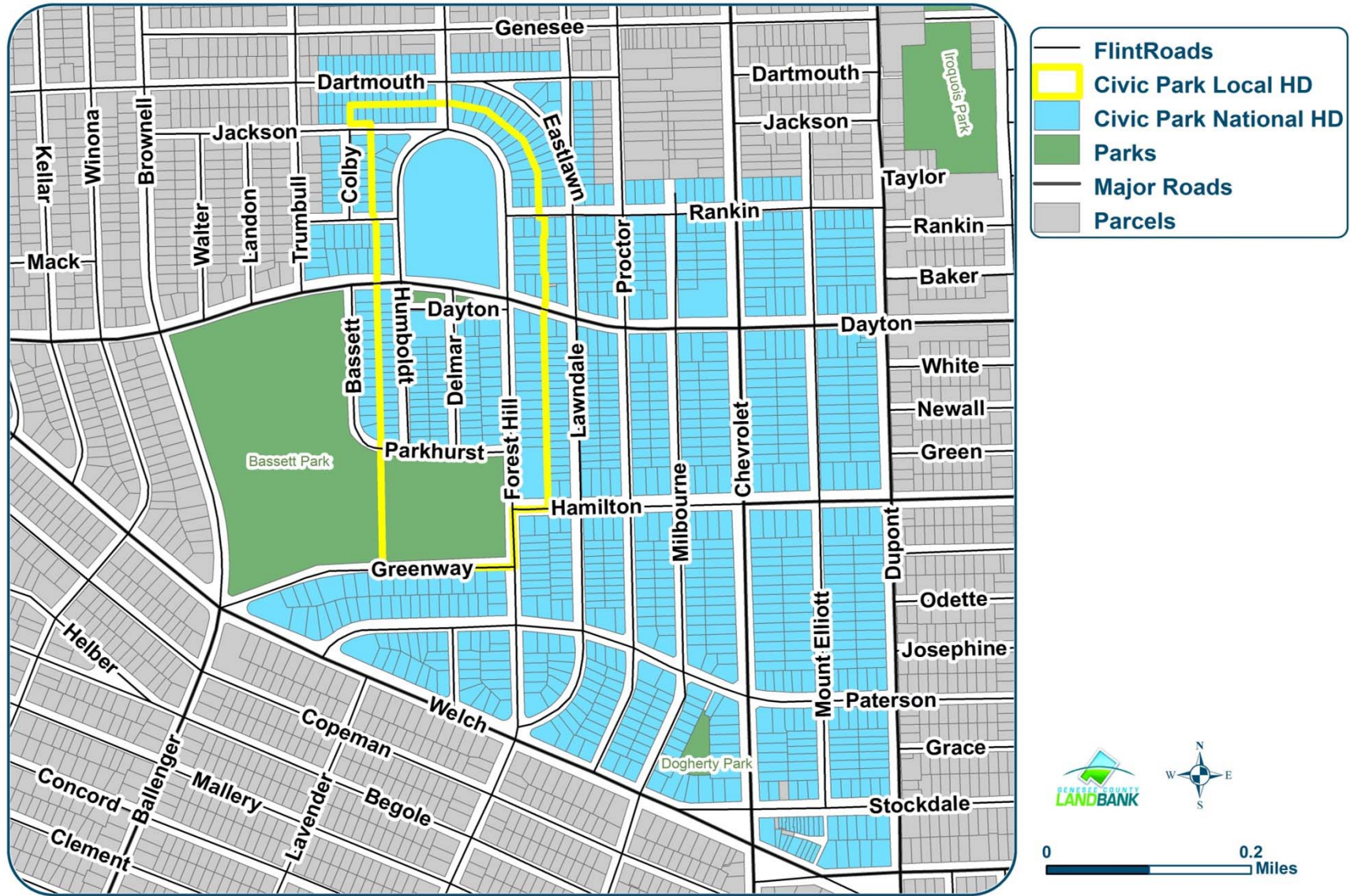
Discussion Guidelines

- Keep comments relevant to the purpose of the meeting
- Honest and respectful communication
- Save questions for Q & A session
- Questions about specific properties or issues go to staff table or yellow forms
- No interruptions
- No sidebar conversations
- Turn off cell phone ringers
- Others?

About Local and National Historic Districts

- A **historic district** is a group of buildings, properties, or sites that have been designated by one of several entities on different levels as historically or architecturally significant.
- **Local Historic District**- City of Flint designated and under jurisdiction of Local Historic District Commission
- **National Register of Historic Places Historic District**- federally recognized and under jurisdiction of State Historic Preservation Office
- HUD funds in these areas require “**Section 106 - Environmental Review**”

Civic Park Historic Districts



Why Civic Park is Historic

- Built 1919-1920 on 280 acres of land
- Modern Housing Corporation (GM) built 950 homes
- Construction was done using assembly line methods
- Railroad was built to carry materials to the site
- One home was completed every 7 hours
- Sold for \$3,500- \$8,000 with 5% down (\$800 off if you worked for GM and a matching savings plan of up to \$300)
- Last project for GM was building Haskell Community Center and Bassett Park
- Civic Park School was built later
- Designated a Historic District in 1979

Civic Park Home Preservation Manual, (1981) p. 1-4

Why the study?

- City of Flint has had declining property condition in Civic Park
- Increased abandonment and vacancy
- Lack of resources for approved demolitions
- 2013 GCLBA received a grant for demolition \$20 million (Hardest Hit Fund- from MSHDA via U.S. Treasury)
- GCLBA applied for Civic Park to be included in Hardest Hit
- Historic Districts were excluded from Hardest Hit fund
- \$10 million unallocated at State that we hope to apply for in the future
- Hope to remove barriers for blight removal in Civic Park to improve the neighborhood condition
- Funded through United Way with funding from Flint Area Reinvestment office and Diplomat Pharmacy

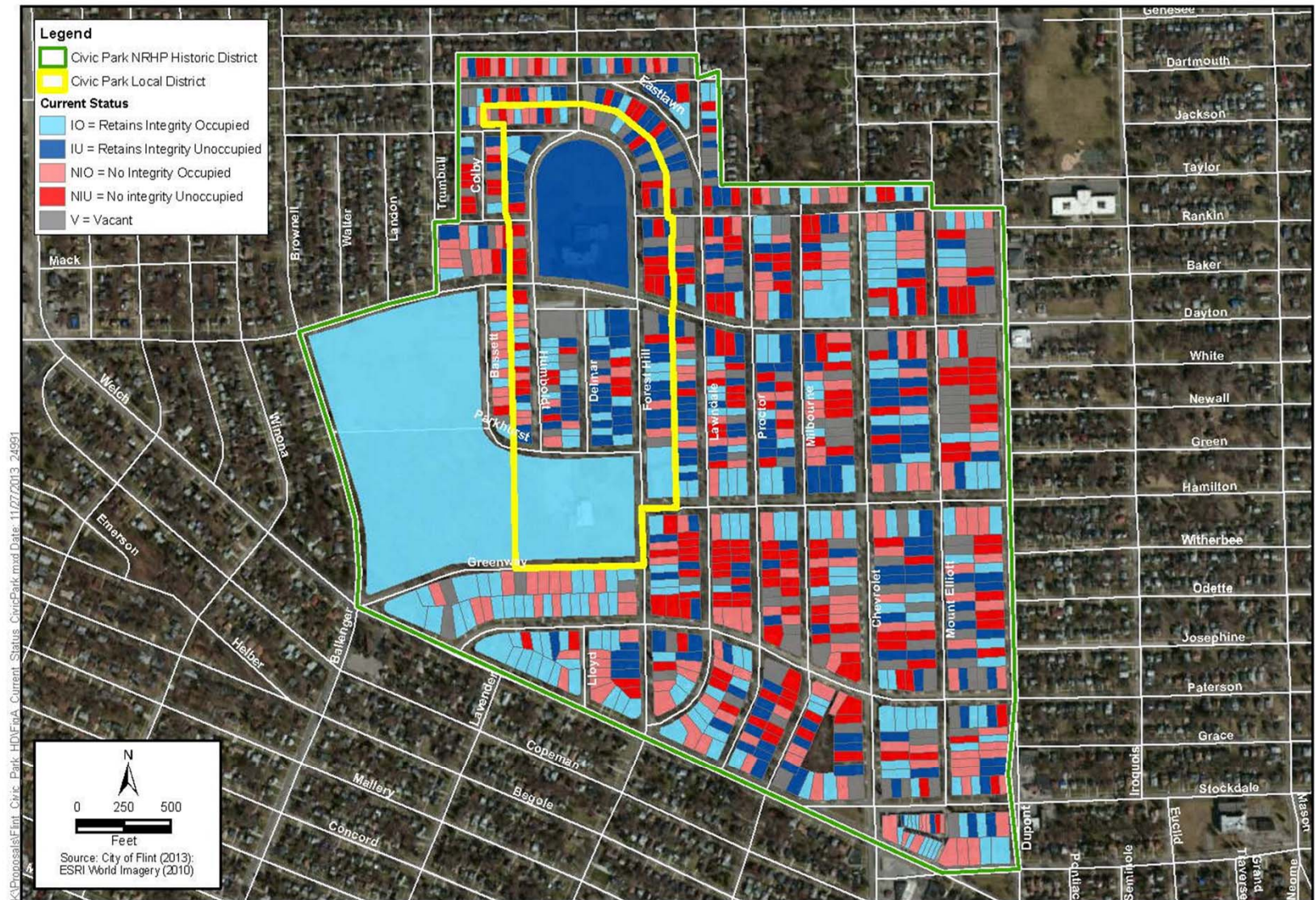


Figure A
Current Status Civic Park Historic Residential District

Contributing (Retains Historic Integrity)

Occupied



Paterson Street Historic District: 801 W. Paterson St. Both individually eligible for the NRHP and a contributor to a newly delineated historic district of five single family properties along Paterson Avenue.



Paterson Street Historic District: 805 W. Paterson St. Contributor to a newly delineated historic district.

Contributing (Retains Historic Integrity)

Unoccupied



909 W. Rankin St.



1732 Milbourne Ave.

Non – contributing (loss of historic integrity)

Occupied



1906 Lloyd St. Porch appears to be reconstructed; boxed eaves appear to be more recent.



2414 Bassett Pl. New siding that appears to be synthetic or metal; vinyl or metal frame windows, elevated entry appears compromised with new materials.

Non – contributing (loss of historic integrity)

Unoccupied



2638 Lawndale Avenue. Missing porch, missing steps, missing fenestration and door.



2321 Forest Hill Ave. Insensitive porch enclosure with T1-11 type siding at the front elevation.



Figure C
Properties Deleted from Civic Park Historic Residential District



Figure B
Revised National Register District Boundaries and Individually Eligible Properties

Next Steps

1. Compile input of today's meeting
2. Collect additional letters of support
3. State Historic Preservation Office reviews the changes
4. May 2014 meeting at State Historic Preservation Board
5. If they support it, this goes to the Keeper of the National Register of Historic Places for approval
6. If approved, set out to get additional funds for demo (no funds committed yet)

How you can help

- Be an advocate for Civic Park
- Sign the petition
- Write a letter of support
- Come to Lansing for the State Historic Preservation Board (May 2014)