

HISTORIC DISTRICT COMMISSION

Manistee County Historical Museum
425 River Street
Manistee, MI 49660

MEETING MINUTES

August 2, 2007

A Meeting of the Manistee City Historic District Commission was held on Thursday, August 2, 2007 at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan.

Meeting was called to order at 3:03 ~~5:03~~ p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, P. Kelly Niles, John Perschbacher, Dennis terHorst

Members Absent: None

Others: Danielle McIntyre (Mac's Design Print & Copy), Jeff Skinner (owner of vacant parcel), (Steve Harold (Manistee County Historical Museum), Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Kelly Niles that the Agenda for the August 2, 2007 Meeting be approved.

MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the July 5, 2007 Meeting be approved with corrections (Commissioner DeRee declared a conflict for Northern Spirits, Steve Harold approved "temporary" paper signs for 440 River Street, the newspaper article was for Mackinaw Island not Mackinaw City).

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

Declaration of Conflicts of Interest

Commissioner Dennis terHorst declared a conflict of interest as the owner of Communicraft Inc. for the request for signage at 387 River Street. Mr. TerHorst asked if the request for 387 River Street could be moved to the first item under New Business because Ed Kriskywicz had a 3:30 doctor appointment. The Commission agreed.

Commissioner John Perschbacher and Chair Teena Kracht declared a conflict of interest as members of the Museum Board on the request for the Museum.

Communicraft, Inc - Request for Signage

Ed Kriskywicz - Rik Davis Construction Design, 387 River Street

Commissioner terHorst declared a conflict of interest as the applicant and removed himself to the audience.

A request has been received from Communicraft Inc. for signage at 387 River Street. Proposed signage would be for a window sign on the left window pane on the door that reads "Ed Kriskywicz - Rik Davis Construction Design". The request also includes the removal of an existing projecting sign in the future.

Steve Harold noted that the proposed signage is a classic style that uses historic letters. This signage was previously approved by the Historic Overlay Committee.

MOTION by T. Eftaxiadis, seconded by Kelly Niles that the request from Communicraft, Inc. for signage at 387 River Street and the removal of an existing projection sign be approved as submitted on application HDC-2007-16.

With a roll call vote this motion passed 6 to 0 with Commissioner terHorst abstaining.

Yes: Niles, Eftaxiadis, Perschbacher, Carlson, DeRee, Kracht
No: None

Mac's Design Print & Copy LLC - Request for Signage

A request has been received from Mac's Design Print & Copy LLC, 333 River Street for window signage. Danielle MacIntyre spoke of the proposed signage.

Steve Harold said that the type style would have existed in the late 1800's and features would be used for historical signage (frog). The wavy print at the bottom of the window may have been used but was not common.

T. Eftaxiadis noted that the application did not include a dimensional drawing to scale showing the placement of the sign.

MOTION by T. Eftaxiadis, seconded by Dave Carlson the approve the sign as presented with the condition that large sign will be placed approximately in the center of the window.

With a roll call vote this motion passed 7 to 0.

Yes: Perschbacher, Eftaxiadis, DeRee, terHorst, Carlson, Niles, Kracht
No: None

Jeff Skinner/Kieu Ngo - Request for new construction on Vacant Property.

Jeff Skinner and Kieu Ngo own the vacant property south of Keleher & Brunner's Office (65 Maple Street) and north of the edge of the parking lot on Water and Clay Street. They are proposing construction of a Building for Commercial and Residential Uses.

There was much discussion on the proposed plan and the commission asked the applicant to supply a new drawing that included the following:

- ▶ Submit a drawing/photograph that shows the existing building superimposed on the site with the adjoining buildings.
- ▶ Awnings should be at a 45 degree angle and be cloth.
- ▶ The cornice of the building needs to be more significant.
- ▶ The retaining wall should be either setback or constructed using a different detail or removed.
- ▶ Garage should have a more traditional door (stable door was suggested), entry door should be a six panel door, double hung windows should be used on the side, and a cornice should be added to match primary building.
- ▶ Window frames should be wider (used example of 387 River Street).
- ▶ Awning could be added to second story windows on Maple Street. (Commission discussed second story windows on Maple Street but did not make any suggestions)

- ▶ Remove wood siding over awnings and add sign panel.
- ▶ East elevation window should be double hung window.

Mr. Skinner asked about exterior lighting. Exterior lighting has been allowed on newer buildings. An example is the lighting on the News Advocate for their signs. This style lighting could be incorporated into the sign panels for the stores.

MOTION by Kelly Niles, seconded by T.Eftaxiadis that the Historic District Commission postpone action on the request until cometary from commission is incorporated into the plan.

With a roll call vote this motion passed 7 to 0.

Yes: DeRee, Carlson, Perschbacher, terHorst, Niles, Eftaxiadis, Kracht
No: None

ACTION POSTPONED

Manistee County Historical Museum - Skylights

Chair Kracht and Vice-Chair Perschbacher declared a conflict of interest as members of the Museum Board. Commissioner Niles was appointed acting Chair during the request from the Manistee County Historical Museum.

A request has been received from the Manistee County Historical Museum, 425 River Street to replace skylights that are leaking and causing damage to the interior of the building.

MOTION by Dennis terHorst, seconded by T. Eftaxiadis to approve the request from the Manistee County Historical Museum, 425 River Street for replacement of skylights as submitted on plan HDC-2007-17

With a roll call vote this motion passed 5 to 0 with Commissioner Perschbacher and Chair Kracht Abstaining.

Yes: terHorst, Carlson, Eftaxiadis, DeRee, Niles
No: None

Miscellaneous

A letter was drafted from the Historic District to Property Owners and occupants of buildings in the Historic District. The letter was reviewed and signed by members.

A representative from Suvi's Boutique will be bringing an application for a projecting sign to the September meeting.

A request from Paula Rozmarek, 347-349 River Street was received late and will be on the September Agenda.

Discussed temporary Banners in the Historic District. The Commission agreed that Steve Harold can approve a temporary banner for up to 30 days.

Commissioners want included in the application a scale drawing. If not included in the plan it will be returned incomplete.

Commissioners want to begin work on establishing guidelines and want property owners to consider the commission a positive part of the Historical Downtown.

Re-scheduled September Meeting

Due to a conflict the September Historic District Commission needs to be rescheduled.

MOTION by Kelly Niles, seconded by Maria DeRee that the September meeting be rescheduled to Tuesday, September 4, 2007 at 3:00 p.m. at the Museum.

MOTION PASSED UNANIMOUSLY.

Commissioner Eftaxiadis has a conflict and has received an excused absence.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Representative from Suvi's was allowed to speak under Miscellaneous Business. No other comments were received.

CORRESPONDENCE

None

STAFF REPORTS

None

The Next meeting of the Historic District Commission will be on Tuesday, September 4, 2007 at 3:00 p.m. at the Museum, 425 River Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:27 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

A handwritten signature in cursive script, reading "Denise J. Blakeslee", is written over a horizontal line.

Denise J. Blakeslee, Recording Secretary