

HISTORIC DISTRICT COMMISSION

Manistee County Historical Museum
425 River Street
Manistee, MI 49660

MEETING MINUTES

September 4, 2007

A Meeting of the Manistee City Historic District Commission was held on Tuesday, September 4, 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 p.m. by Chair Kracht.

ROLL CALL:

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

Members Absent: T. Eftaxiadis (excused)

Others: Steve Harold (Manistee County Historical Museum), Jon Rose (Community Development), and Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Kelly Niles that the Agenda for the September 4, 2007 Meeting be approved.

With a roll call vote this motion passed 4 to 0.

Yes: Niles, Perschbacher, Carlson, Kracht

No: None

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Kelly Niles that the Minutes of the August 2, 2007 Meeting be approved with the starting time of the meeting changed to 3:03 p.m.

Commissioner DeRee entered the meeting.

With a roll call vote this motion passed 5 to 0.

Yes: Carlson, Niles, DeRee, Perschbacher, Kracht

No: None

MOTION by John Perschbacher, seconded by Kelly Niles in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* the Commission approves the request for replacement of two exterior doors at 347-249 River Street (Application HDC-2007-18 - Simpson Door, Traditional, #2004, Stain Grade/ American Red Oak - Exterior Traditional). The door stain must be approved by Steve Harold prior to installation, or if painted, paint color must be approved by the Commission. The Commission commends the owners for undertaking the exterior renovation of this building. The application indicated that future phases would be stained to match the doors. Consensus of the commission is that painting of other exterior elements could be approved, while staining of other exterior elements would not be permitted. The Commission recommends the applicant review the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* for future phases.

With a roll call vote this motion passed 6 to 0.

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

OLD BUSINESS

Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot - Construct new building for Commercial and Residential use.

Mr. Skinner took back the concerns/recommendations to his architect from the August meeting. They were unable to have all of the comments from the Historic District Commission incorporated in the plans in time for the September Meeting. Mr. Skinner called and asked to be placed on the October 4, 2007 Meeting agenda when his architect can be present to discuss the plans.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Jon Rose spoke of a grant application to MSHDA for exterior facade improvements. Six buildings in the Historic District will be included in the application. Due to the amount of time it will take to review six facade improvements the Commission recognized the unique circumstance of the situation and agreed to hold a special meeting when needed.

Discussed the benches that were installed at the Ramsdell Theatre.

Jon Rose spoke of a proposed Art Garden/Park that will be located in the vacant property between 323 and 333 River Street. The proposed Art Garden/Park will be a revolving display of art with some elements that will have a more permanent placement. The property is leased and upon termination of the lease all elements will be removed with 30 days of termination.

Commissioner terHorst explained that if he has a customer at work he may be late to the meetings, such as what happened today. The Commission understood his situation.

Jon Rose spoke of a recent trip he took to the Historic Districts in Santa Fe and Albuquerque. He noted that awnings did not have the 8' from grade restrictions and that the Commission may want to review this standards because of the desire to keep the sign panel exposed and not covered by the awnings.

Mr. Rose also said that they did not restrict neon open signs in their Historic Districts. This has become a source of contention with several of the merchants and has resulted in a negative feeling about the Commission. Commissioners discussed how an alternative needs to be found and were asked to think of options for discussion at the next meeting.

The Commission needs to develop guidelines and they will prepare a handout for merchants/building owners.

CORRESPONDENCE

None

STAFF REPORTS

None

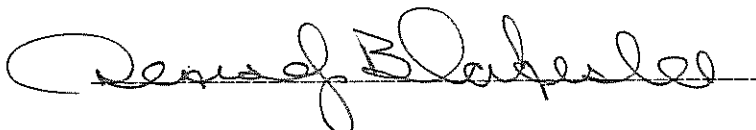
The Next meeting of the Historic District Commission will be on Thursday, October 4, 2007 at 3:00 p.m. at the Museum, 425 River Street.

ADJOURNMENT:

MOTION by Dave Carlson, seconded by John Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:15 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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

Denise J. Blakeslee, Recording Secretary