

# HISTORIC DISTRICT COMMISSION

Manistee County Historical Museum  
425 River Street  
Manistee, MI 49660

## MEETING MINUTES

October 4, 2007

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 4, 2007 at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan.

Meeting was called to order at 3:00 p.m. by Chair Kracht.

### ROLL CALL:

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

**Members Absent:** John Perschbacher (excused - Mr. Perschbacher notified staff and the Chair)

**Others:** Ed Kriskywicz (387 River Street), Jeff Skinner, Michael Fitzhugh (Architect), Steve Harold (Staff Liaison), Jon Rose (Community Development), and Denise Blakeslee (Planning & Zoning)

### APPROVAL OF AGENDA:

MOTION by Kelly Niles, seconded by T. Eftaxiadis that the Agenda for the October 4, 2007 Meeting be approved.

MOTION PASSED UNANIMOUSLY

### APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Kelly Niles that the Minutes of the September 4, 2007 Meeting be approved.

MOTION PASSED UNANIMOUSLY

**NEW BUSINESS:**

**Ed Kriskywicz, 387 River Street - Paint Exterior of Building and replace existing interior casing under large storefront windows.**

Ed Kriskywicz, 387 River Street, is requesting to repaint the building the same color as existing, first powerwash, prime, caulk then apply finish coat. Mr. Kriskywicz is also asking to trim two areas under large storefront windows, replace existing interior casing that was installed on the exterior of the building with 1" x 4", crown moldings and bead board insets. Ed Kriskywicz explained the proposed project.

Steve Harold noted that the repainting of the exterior of the building the same color falls under ordinary maintenance and does not require approval by the Historic District Commission. Power washing of the building should be done as gently as possible.

Concerning the trim issue, the intent is to remove the existing lower window casing and build out the facade a few inches, similar to the detail used at Snyder's Shoe Store. The bead board will be narrower than what was used at Snyder's. Steve Harold said that the proposed bead board was available at the time the building was constructed.

Commissioner Carlson entered the meeting.

MOTION by T. Eftaxiadis, seconded by Kelly Niles to approve the request to replace the trim as described by the applicant and repainting the building the existing color as shown on Application #HDC-2007-20.

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

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

Mr. Kriskywicz said he will be starting his project next spring.

**The Grounds Deli & Café, 129 Washington Street - Exterior Lighting for Sign, Portable Sign, Cigarette Receptacle, "No Parking in Driveway" sign**

The Grounds Deli & Café, 129 Washington Street is requesting to move two existing exterior lights from the rear of the building and use them as external lights for their sign on the front of the building. The Grounds Deli & Café is also asking for a portable sign, cigarette receptacle and "No Parking in Driveway" sign.

Steve Harold said that exterior lights were allowed on the building because it was newly constructed. They are proposing moving them to a different location. The proposed portable sign is located at a non-

contributing building and does not have the same impact as it would have if it were outside a contributing building.

Discussion included that the proposed sign was simple in design and there are many similar signs in the district.

MOTION by Kelly Niles, seconded by T. Eftaxiadis that the request from the Grounds Deli Café, 129 Washington Street to move two existing exterior lights from the rear of the building and use them as external lights for their sign on the front of the building, a portable sign, cigarette receptacle and "No Parking in Driveway" sign as submitted in Application #HDC-2007-21 be approved.

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

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

## OLD BUSINESS

### Jeff Skinner/Kieu Ngo - Request to construct a New Building on Vacant Property.

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

Jeff Skinner and his Architect Michael Fitzhugh explained that the new drawings that were submitted took into consideration the list of review comments from the Commission at their August Meeting.

Chair Kracht reviewed the list of comments with the Commission.

Jon Rose said that the retaining wall was eliminated in the new plans but wanted it noted that if one is required for structural purposes it will need to come back to the commission for review.

T. Eftaxiadis asked what the change in elevation was. Mr. Fitzhugh said that it was about 7 feet.

MOTION by T. Eftaxiadis, seconded by Dave Carlson that the new plans that were submitted and dated on September 26, 2007 labeled HDC-2007-15 on file at City Hall for architectural elements for Water Street Plaza (Jeff Skinner/Kieu Ngo) presented to the Historic Commission at their meeting of October 4, 2007 be approved.

With a roll call vote this motion passed 4 to 0 with Commissioner DeRee abstaining.

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

It was noted that the applicant will need to return to the Commission for paint colors, awning materials, awning colors, and signage.

#### **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

None

#### **CORRESPONDENCE**

None

#### **STAFF REPORTS**

##### **401 River Street - Concept Plan**

Steve Harold presented to the Commission a proposed plan for 401 River Street that would incorporate many of the amenities present on the other sides of the building into a new plan for the west wall of the building. The plan would include installing second story windows, balconies and stairways to the second floor. This was a deteriorating wall that was covered with Dryvit (Exterior Insulation and Finish System) several years ago after original bricks began falling off the building.

Commissioner terHorst entered the meeting.

MOTION by T. Eftaxiadis, seconded by Dennis terHorst to endorse the concept of the proposed renovation to the west wall of 401 River Street.

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

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

##### **Future Development Site Sign**

Jon Rose asked the Historic District Commission how they would like to handle a request for a "Future Development Site" sign. Earlier the Commission approved a request from Jeff Skinner/Kieu Ngo for a new building. Mr. Skinner would like to install a "Future Development Site" sign on the property. It was noted that the Zoning Ordinance allows a Future Development Site sign up to 16 square feet in the C-3 Zoning District. The sign cannot be installed until zoning approval has been received.

MOTION by Dave Carlson, seconded by Kelly Niles that the placement of a "Future Development Site" sign at the property of Jeff Skinner/Kieu Ngo be delegated to Steve Harold for review and approval.

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

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

### Sign Removal

Denise Blakeslee noted that when a business closes signage for the business remains. The Zoning Ordinance requires that these signs must be removed within 6 months of abandonment. An inquiry was made several months ago for the removal of the 440 West Sign. The building has been in the process of being transferred to new owners and the transfer is taking longer than expected. This has resulted in a banner being placed over the 440 West sign in order to try to indicate new ownership. Should the removal of signs in the Historic District be required to go before the Commission?

Jon Rose explained the importance of some signs such as the Vogue Theater sign that is an architectural element while the abandoned sign frame at Fast Eddie's is a blight.

The Commission said that if the City has a blight issue it can request approval from the Commission for removal.

#### **440 River Street**

MOTION by Dennis terHorst, seconded by Dave Carlson that the Historic District Commission has no objection to the removal of the 440 West Sign.

MOTION PASSED UNANIMOUSLY

#### **344 River Street**

MOTION by Maria DeRee, seconded by Kelly Niles that the Historic District Commission has no objection to the removal of the abandoned sign frame at Fast Eddie's Waterfront Pub.

MOTION PASSED UNANIMOUSLY

Sign/Awning Sub-Committee

Chair Kracht asked if any members would like to serve on a Sign/Awning Sub-Committee. This committee will begin developing standards that will be brought before the commission for review.

A meeting was scheduled for 4:30 p.m., Wednesday, October 10, 2007 at the Museum. Commissioners Kracht, DeRee and Carlson will meet with staff liaison Steve Harold.

Knox Boxes/Special Meeting

The City Fire Department is in the process of installing Knox Boxes for businesses located in the Historic District. Concern was raised about the impact on buildings in the Historic District. Jon Rose contacted Fire Chief Scrimger and asked if a meeting could be scheduled with the Commission. Chief Scrimger agreed to a meeting to be held in the next two weeks.

MOTION by T. Eftaxiadis, seconded by Maria DeRee that a Special Meeting of the Historic District Commission be scheduled for Wednesday, October 17, 2007 at 9:00 a.m. at City Hall.

MOTION PASSED UNANIMOUSLY

Change in meeting location - November 1, 2007 Meeting

The next meeting of the Historic District Commission will be on Thursday, November 1, 2007 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

**ADJOURNMENT:**

MOTION by T. Eftaxiadis, seconded by Maria ~~Flynn~~ DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary