

# HISTORIC DISTRICT COMMISSION

Manistee County Historical Museum  
425 River Street  
Manistee, MI 49660

## MEETING MINUTES

January 3, 2008

A Meeting of the Manistee City Historic District Commission was held on Thursday, January 3, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

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

### ROLL CALL:

**Members Present:** Maria DeRee, T. Eftaxiadis, Teena Kracht, Kelly Niles, John Perschbacher

**Members Absent:** Dave Carlson, Dennis terHorst

**Others:** Eric Papenfuss (Saccharos - 334 River Street) John Smith (435 River Street), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum), Denise Blakeslee (Planning & Zoning) and others

The meeting items from the December 6, 2007 Meeting were placed first on the January 3, 2008 Meeting Agenda because there was not a quorum present.

### APPROVAL OF AGENDA:

MOTION by Maria DeRee, seconded by Kelly Niles that the Agenda for the January 3, 2008 Meeting be approved.

MOTION PASSED UNANIMOUSLY

### APPROVAL OF MINUTES:

John Perschbacher wanted it noted that Jack Hoffman and Rebecca Smith-Hoffman were introduced to the members of the Historic District Commission who were at the December 6, 2007 Meeting. Mr. & Mrs. Hoffman received a tour of the building and are actively involved in Historic Preservation. There was not a quorum present so no minutes were taken for the meeting.

MOTION by Kelly Niles, seconded by Maria DeRee that the Minutes of the November 1, 2007 Meeting be approved.

MOTION APPROVED UNANIMOUSLY

**NEW BUSINESS:**

**Saccharos - The Candy Store, 334 River Street - Window Sign**

Saccharos - The Candy Store, 334 River Street is requesting a 4'9" x 1'10" window sign.

Eric Papenfuss, Saccharos - spoke of the proposed window sign and how he spoke with Mr. Harold about font type and style prior to having the sign designed. He inquired about additional signage and how much would be allowed for the building. He spoke of their business plans and showed information that will be available on their web page.

MOTION by John Perschbacher, seconded by Kelly Niles that the request from Saccharos - the Candy Store, 334 River Street for a 4'9" x 1'10" window sign be approved.

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

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

**Election of Officers 2008**

Chair

At this time the meeting was turned over to Steve Harold who asked for nominations for the Position of Chair.

John Perschbacher nominated Teena Kracht for the position of Chair

Nominations were asked for three times, there being no other nominations, nominations were closed.

With a roll call vote, Teena Kracht was elected Chair of the Historic District Commission, 4 to 0.

The meeting was turned back over to Chair Kracht

Vice-Chair

Chair Kracht asked for nominations for the Position of Vice-Chair.

Maria DeRee nominated John Perschbacher for the position of Vice Chair.

Nominations were asked for three times, there being no other nominations, nominations were closed.

With a roll call vote, John Perschbacher was elected Vice-Chair of the Historic District Commission, 4 to 0.

### **Appointment of a Recording Secretary 2008**

MOTION by John Perschbacher, seconded by Maria DeRee that Denise Blakeslee be appointed as the Recording Secretary for the Historic District Commission for 2008.

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

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

### **John Smith, 435 River Street**

Mr. Smith was in attendance at the December Historic District Commission in response to a letter that was sent to him regarding alterations to his building. Mr. Smith dropped off a copy of a plan that was reviewed in July of 2006.

Mr. Smith was requesting assistance from the Historic District Commission as to what he should ask for. Mr. Smith was give copies of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Mr. Smith was advised to meet with the Building Inspector to determine if any of his proposed modifications were structural in nature. He will need to submit a formal request to the Commission.

### **City Hall, 70 Maple Street**

Jon Rose spoke of the request that has been submitted to Remove the existing flag pole on roof of City Hall. This is the original flag pole and large cracks have developed that are causing water damage to the office below. Plans are to remove the flag pole, repair the area that is leaking and install a new aluminum flag pole in the future.

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the request from the City of Manistee for the removal of the flag pole be approved and the applicant is to investigate replacement of the flag pole within twelve months of removal and approval is required from the Historic District Commission.

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

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

Jon Rose spoke to the Commissioners about the need to replace five of the exterior doors at City Hall. These doors have deteriorated since they were installed a few years ago. Mr. Rose spoke of possibly using a steel door that is painted that has the same appearance as the existing wooden painted doors. John Perschbacher spoke of a company he had obtained a wooden exterior door from that specializes in custom doors and is reasonably priced. Mr. Perschbacher will send the information to Mr. Rose.

### **Annual Review of By-Laws**

The Historic District Commission performs an annual review of their By-Laws at their January meeting. No changes were made to the By-Laws.

### **OLD BUSINESS**

None

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

Eric Papenfuss works with his stepfather in canvas awnings. They have been approached by the owner of 358 River Street to replace the existing awnings using the same materials as previously used. The existing awnings are tearing and detracting from the building.

The Commission discussed what constitutes ordinary maintenance. After discussion it was determined that the replacement of an awning even with using the existing materials will require their approval. Mr. Papenfuss said that they wanted to remove the awning this weekend when the weather is suppose to be warmer.

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the owner of 358 River Street may remove the existing awning but replacement will require an application and approval by the Historic District Commission.

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

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

### **CORRESPONDENCE**

None

### **STAFF REPORTS**

Chair Kracht thanked staff for providing a list of their actions for 2007. For a new Commission they have done a lot of work this past year.

John Perschbacher spoke of a meeting of Historic Property Owners that was held with Jack Hoffman and Rebecca Smith-Hoffman .

T. Eftaxiadis said that he is working on a tour of the "Traverse City Commons" (Old State Hospital in Traverse City) for members of the Brownfield Redevelopment Authority. He said that if members of the Historic District Commission would like to attend they would be welcome. He will get information to the members in the near future.

The Next meeting of the Historic District Commission will be on Thursday, February 7, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**ADJOURNMENT:**

MOTION by Maria DeRee, seconded by Kelly Niles that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:43 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