

# HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall  
70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

February 7, 2008

A Meeting of the Manistee City Historic District Commission was held on Thursday, February 7, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:08 p.m. by Chair Kracht.

### ROLL CALL

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

**Members Absent:** Maria DeRee (excused)

**Others:** Eric Papenfuss (Manistee Covers), Tom Amor Jr. (Amor Sign Studios), Ron Gardin (390 River Street), Jim Edewaard (Manistee Inn and Marina), Jon Rose (Community Development Director), Steve Harold (Manistee County Historical Museum), Denise Blakeslee (Planning & Zoning) and others

### APPROVAL OF AGENDA

MOTION by T. Eftaxiadis, seconded by Kelly Niles that the Agenda be approved as written.

MOTION PASSED UNANIMOUSLY BY VOICE VOTE

### APPROVAL OF MINUTES

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the minutes of the January 3, 2008 Meeting be approved.

MOTION PASSED UNANIMOUSLY BY VOICE VOTE

Commissioner Carlson entered the meeting

**NEW BUSINESS:**

**Manistee Covers/Rich Mosher, 358 River Street - Awning Replacement.**

Manistee Covers did not meet the deadline for submitting an application to the Historic District Commission for the January Meeting. But after discussion of the proposed project to replace the awnings at 358 River Street using the existing frame and same materials the Historic District Commission approved the removal of the torn awnings that were an eyesore. Manistee Covers is now applying for approval from the Historic District Commission to replace the awnings at 358 River Street using Sunbrella #4911- Moss Classic material.

Eric Papenfuss, Manistee Covers showed the Commissioners a piece of the awning material that was removed and a piece of Sunbrella #4911- Moss Classic material.

Commissioner terHorst entered the meeting.

MOTION by T. Eftaxiadis, seconded by Kelly Niles to approve the request from Manistee Covers for awning replacement at 358 River Street reusing the awning frames that were previously in place and covering the frames with Sunbrella #4911 - Moss Classic material.

With a roll call vote this motion passed 5 to 0 with Commissioner terHorst Abstaining

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

**Amor Sign Studios/Krahe & Associates, 142 Washington Street - Ground Mount Sign & Recover awning.**

Tom Amor Jr. Spoke about the request. Tom Krahe & Associates are relocating their business to 142 Washington Street. Amor Sign Studios is applying for approval from the Historic District Commission to install a 28 sq. ft. ground mount sign and recover existing awning frame with Burgundy Sunbrella Fabric #4631.

Mr. Amor showed the Commission a sample of the Fabric.

### **Recover Awning**

MOTION by John Perschbacher, seconded by T. Eftaxiadis to approve the request to recover the existing awning frame with Burgundy Sunbrella Fabric #4631 at 142 Washington Street.

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

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

### **Ground Mount Sign**

Commissioners expressed several concerns with the proposed ground mount sign. The style of the sign with the box type base does not fit with the district. Alterations could be made to the base that may be more acceptable. Could a boarder/frame be added that would make it more acceptable?

Tom Amor Jr. asked if the commission would allow him to call his designer to make alterations to the plan? The Commission tabled deliberation on the request until the end of New Business.

### **Amor Sign Studios/Dr. Gardin, 390 River Street - Front Facade Improvements and signage.**

Dr. Gardin is looking at making improvements to the front facade of his building at 390 River Street. Amor Sign Studios is applying for approval from the Historic District Commission for the following changes:

Furnish and Install parapet wall above top of existing wall

Furnish and Install new double door entrance at west retail space - change paint color of window trim in west retail space.

Furnish and Install 8' high X8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch.

Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide

Furnish and Install three new non-illuminated single face wall signs (2) 30" high x 3' wide and (1) 16" high x 18" wide.

Furnish and apply digital print overly on top panes of storefront windows

Dr. Gardin and Tom Amor Jr. reviewed the proposed project with the Historic District. A lengthy discussion followed that included:

- ▶ How high is the proposed addition to the parapet? Approximately 6' on the sides and 8' in the middle.
- ▶ Signage is more than allowed by the Zoning Ordinance is it appropriate for this request?
- ▶ No lease has been signed - colors shown are proposed but not finalized.
- ▶ How does the proposed roof line look in contrast with the adjoining buildings?
- ▶ How does the proposed awnings look in contrast with the awnings on the adjoining building?
- ▶ If Momentum does not sign a lease the proposed entry would not be made to the west unit and the colors for the unit may change.

MOTION by T. Eftadiadis, seconded by Dennis terHorst to approve the conceptual plan as submitted by Amor Sign Studios/Dr. Gardin, 390 River Street for Front Facade Improvements including signage and the applicant needs to bring to the Commission final plans for review and approval.

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

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

**Mark Chmura, 308 River Street - Facade Improvement.** Mr. Chmura has not filled out a formal application but is requesting input from the Historic District Commission regarding Facade Improvement to his building at 308 River Street.

Mr. Chmura was not in attendance - no discussion by the Commission.

**Jim Edewaard, 378 River Street - Facade Improvement.** Mr. Edewaard is interested in purchasing the Manistee Inn and Marina, 378 River Street. Mr. Edewaard is requesting input from the Historic District regarding Facade Improvements to the building.

Mr. Edewaard spoke of using colors to accent the existing facade, replace the awnings and add patios/balconies on the rear of the building. The Commission encourage him to submit an application and recommends replacing the existing awnings with awnings with a 45 degree angle.

Amor Sign Studios/Krahe & Associates, 142 Washington Street - Ground Mount Sign

Tom Amor Jr. presented a new style ground mount sign on two posts for 142 Washington Street. The Commissioners reviewed the plan FILENAME: Monument 2 DISK Amor/design/Krahe & Associates.

MOTION by Kelly Niles, seconded by John Perschbacher to approve the revised ground mount sign for Krahe & Associates, 142 Washington Street (FILENAME: Monument 2 DISK Amor/design/Krahe & Associates.)

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

Yes: Perschbacher, Carlosn, terHorst, Niles, Eftaxiadis, Kracht  
No: None

**OLD BUSINESS:**

None

**PUBLIC COMMENTS AND COMMUNICATIONS:**

None

**CORRESPONDENCE:**

None

**STAFF REPORTS:**

Members of the Historic District Commission have been invited to attend a tour of the Grand Traverse Commons (Former State Psychiatric Hospital) Brownfield Adaptive Reuse and Historical Preservation Project in March

Commissioner Perschbacher expressed concerns about historical buildings. This item will be on the March Agenda for further discussion.

The next meeting of the Historic District Commission will be on Thursday, March 6, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

**ADJOURNMENT:**

MOTION by T. Eftaxiadis, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:48 p.m.

MANISTEE HISTORIC DISTRICT COMMISSION

  
Denise J. Blakeslee, Recording Secretary