

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 3, 2008

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

Meeting was called to order at 3:01 p.m. by Chair Kracht.

ROLL CALL:

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

Members Absent: John Perschbacher (excused), Mallory Barkholz (Youth Observer)

Others: Rebecca Bennett (Amor Sign Studios), Vanessa Buhs (DDA Consultant), James Pawlowski (395 River Street), Elbert Purdom (#69 River Street), Kevin Mulvihill (Abonmarche), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by T. Eftaxiadis, seconded by Maria DeRee that the Agenda for the July 3, 2008 Meeting be approved.

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

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

APPROVAL OF MINUTES:

MOTION by T. Eftaxiadis, seconded by Kelly Niles that the Minutes of the June 5, 2008 Meeting be approved.

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

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

NEW BUSINESS:

Commissioner DeRee removed herself from the Commission and took a seat in the audience.

Maria DeRee, Northern Spirits, 389 River Street - Extension of Permit.

Maria DeRee, Northern Spirits, 389 River Street on July 6, 2007 received a Certificate of Appropriateness for the removal of paint from the glass block on the building front restoring it to the original condition to allow natural light into the building. Area is above store front window and below sign marquis. Ms. DeRee has submitted a request to extend permit #PHDC7012.

Ms. DeRee was asked how long she would like the extension to be for. Ms. DeRee asked for one year.

MOTION by T. Eftaxiadis, seconded by Kelly Niles to approve the request from Maria DeRee, Northern Spirits, 389 River Street to extend permit #PHDC7012 until July 6, 2009

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

Yes: Carlson, Niles, Eftaxiadis, Kracht

No: None

Commissioner DeRee returned to her seat.

Michael Mulder, River Street Station, 350 River Street - Extension of Permit.

Michael Mulder, River Street Station, 350 River Street on June 8, 2007 received a Certificate of Appropriateness for the installation of three awnings, Signage and repainting the front of the building the existing colors. Mr. Mulder has submitted a request the extend permit #PHDC7009.

The request asked for a six month extension. Chair Kracht noted that under the newly established guidelines River Street Station would be allowed to have a 1.5 sq. ft. lighted "open" sign.

MOTION by T. Eftaxiadis, seconded by Dave Carlson to approve the request from Michael Mulder, River Street Station, 350 River Street to extend permit #PHDC7009 until January 3, 2009.

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

Yes: Eftaxiadis, DeRee, Carlson, Niles, Kracht

No: None

Amor Sign Studios/Lakeside Restaurant, 445 River Street - Awning & Signage

Amor Sign Studios/Lakeside Restaurant, 445 River Street are requesting to install an awning with signage as submitted with application HDC-2008-19 (Amor/Design/Lakeside Restaurant & Lounge File Name Awning Recover small dated 6-19-08). Awning will be Burgundy Sunbrella Fabric with sealed on white HP graphics.

Rebecca Bennett, Amor Sign Studios provided samples of the Burgundy Sunbrella Fabric.

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request from Amor Sign Studios/Lakeside Restaurant, 445 River Street to install an awning with signage as submitted with application HDC-2008-19 (Amor/Design/Lakeside Restaurant & Lounge File Name Awning Recover small dated 6-19-08).

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

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

Commissioner Niles removed himself from the Commission and took a seat in the audience.

Tony Filippis/Vanessa Buhs - DDA Consultant, 419, 421 & 423 River Street - Request for Certificate of Appropriateness.

Tony Filippis/Vanessa Buhs- DDA Consultant, 419, 421 & 423 River Street are requesting a Certificate of Appropriateness for Replacing doors to match original stairway doors; Removal of inappropriate panels at street level; Windows/replace all windows - See Architectural specifications; Repair tuck pointing- replacement of damaged brick; Lower Panel - installation of trim to match; Paint colors; and Installation of address numbers as submitted with application HDC-2008-20.

Replacing doors to match original stairway doors

MOTION by T. Eftaxiadis, seconded by Dave Carlson to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street for Replacing doors to match original stairway doors as submitted with application HDC-2008-20 with the condition that the doors be wood.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Removal of inappropriate panels at street level

MOTION by Maria DeRee, seconded by T. Eftaxiadis to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street for Removal of inappropriate panels at street level as submitted with application HDC-2008-20.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Replace all windows - See Architectural specifications

MOTION by Dave Carlson, seconded by Maria DeRee to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street to Replace all windows - See Architectural specifications as submitted with application HDC-2008-20 with the condition that final approval of window materials will be reviewed and approved by Steve Harold.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Repair tuck pointing - replacement of damaged brick

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street to repair tuck pointing - replacement of damaged brick as submitted with application HDC-2008-20.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Lower Panel - installation of trim to match

MOTION by Maria DeRee, seconded by Dave Carlson to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street for Lower Panel installation of wood trim to match as submitted with application HDC-2008-20.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Paint colors

MOTION by Dave Carlson, seconded by Maria DeRee to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street for Paint Colors as submitted with application

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Installation of address numbers

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request from Tony Filippis/Vanessa Buhs-DDA Consultant, 419, 421 & 423 River Street for installation of address numbers as submitted with application HDC-2008-20.

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Historical Business Name panel at top of building.

MOTION by Maria DeRee, seconded by Dave Carlson that Tony Filippis, 419, 421, & 423 River Street be encouraged to use the Historical Name of the Building "Haley" instead of "Moore".

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

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

Commissioner Niles returned to his seat.

James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street - Request for Certificate of Appropriateness.

James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street are requesting a Certificate of Appropriateness for Removal of Sign; Removal of Sign panel & restore to reveal six original windows; Remove Panel underneath large window and restore to reveal existing tiles; Remove and replace two front doors - wood material at front entrance; Paint front exterior as submitted with application HDC-2008-21.

Removal of Sign

MOTION by Maria DeRee, seconded by Kelly Niles to approve the request from James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street for Removal of Sign as submitted with application HDC-2008-21.

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

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

Removal of Sign panel & restore to reveal six original windows

MOTION by T. Eftaxiadis, seconded by Kelly Niles to approve the request from James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street for Removal of Sign panel & restore to reveal six original windows as submitted with application HDC-2008-21.

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

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

Remove Panel underneath large window and restore to reveal existing tiles

MOTION by Maria DeRee, seconded by Kelly Niles to approve the request from James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street Remove Panel underneath large window and restore to reveal existing tiles as submitted with application HDC-2008-21.

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

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

Remove and replace two front doors - wood material at front entrance

Request was withdrawn by applicant.

Paint front exterior

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request from James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street for paint front exterior as submitted with application HDC-2008-21.

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

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

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street - Request for Design Assistance

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street are requesting Design Assistance for Doors and Paint Colors from the Historic District Commission.

Commission recommended using the Door Guidelines that have recently been developed by the Commission. Paint Colors can be approved by Steve Harold. Commissioners commented that they liked the colors as shown on the request.

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street - Request for Certificate of Appropriateness.

Also they are requesting a Certificate of Appropriateness for Brick Restoration (Chemical Paint Remover, Rinse/Neutralize, Point Brick, Primer, Sealer, Color Finish); Replace all windows on upper two stories (Window material - Wood, Non-Reflective Glass - Clear); First Floor Section (Removal of Drivit, Largest Glass Section 8' x8', 10' high) as submitted with application HDC-2008-22.

Brick Restoration (Chemical Paint Remover, Rinse/Neutralize, Point Brick, Primer, Sealer, Color Finish)

Discussion about appropriate ways to remove paint.

MOTION by Maria DeRee, seconded by T. Eftaxiadis to approve the request from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for Brick Restoration using the National Park Service U.S. Department of the Interior Preservation Brief #1 for paint removal, Point Brick, Primer, Sealer, Color Finish as submitted with application HDC-2008-22.

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

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

Replace Windows first floor

Request was changed for the replacement of the first floor windows as shown on the application. Applicant discussed that there will also be a door that provides access to the second floor of the building. Discussed the need to design the storefront entrance and entry door.

MOTION by Dave Carlson, seconded by Kelly Niles to approve the concept from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for window restoration on the first floor with a door to provide access to the second floor and development of new storefront entrance and entry door. Final approval will be required by the Historic District Commission once plans are completed.

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

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

City of Manistee, City Marina, 480 River Street - Courtesy Copy of Renovation

The City of Manistee, City Marina, 480 River Street is not located within the Manistee Commercial Historic District. The property is adjacent to the district and as a courtesy a copy of the proposed renovation is being sent to the Historic District Commission.

Commissioner terHorst entered the meeting at 4:14 p.m.

Kevin Mulvihill, Abonmarche gave a PowerPoint presentation on the proposed project.

The Historic District Commission discussed In-Fill Construction guidelines. Commissioner terHorst noted that the proposed front facade on River Street is different than anything else in the downtown area.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Members were sent a copy of a letter from Jon Rose to Amor Sign Studios regarding the permit #PHDC7007 that was issued to Amor Sign Studios/Tuscan Grill to install copy to the awnings. No response was made by the Applicant or Owner in response to the expiration of the permit.

MOTION by Dave Carlson, seconded by Maria DeRee that the Historic District Commission has declared that Permit HDC7007 to install copy to the awnings at Tuscan Grille, 312 River Street is expired.

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

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

STAFF REPORTS

Steve Harold, Historical Consultant presented three Applications for paint colors that he had approved this month. The approved requests are from:

L&B Investment Enterprises/Manistee Inn, 378 River Street - paint south wall of lower parking deck with white paint to cover graffiti.

My Way Depot/Sharry Curtis (Hotel Northern) 143 Washington Street - repaint awning and front of building using existing colors and flower boxes as submitted with their application.

Shari Wild/Hollyhock, 431 River Street - paint exterior of building using Sherwin Williams Entry and under windows (Requisite Gray SW7023), Ceiling in Entry (Rambling Rose SW6305), Entry Door - previously varnished (Fine Wine SW6307) as submitted with their application.

These requests will be assigned numbers and permits will be sent out as approved by Mr. Harold.

Denise Blakeslee did a survey regarding the deadline for application submissions. The survey indicated that 65% of the communities have deadlines greater than our 10 day requirement. We are one of four communities with a 10 day deadline.

Denise Blakeslee has prepared an application form for submission of paint colors only. Commissioners approved the new application.

MEMBERS DISCUSSION

Chair Kracht expressed concern about applications that are submitted and only a portion of the items are completed. Will discuss at a future worksession.

Commissioner terHorst discussed guidelines for in-fill construction requests.

Commissioner DeRee asked about the status of the Smith Building at 435 River Street.

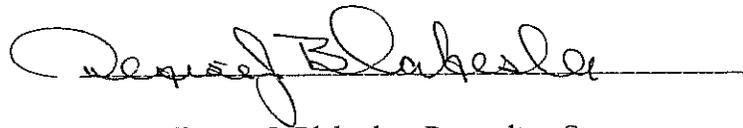
The Next meeting of the Historic District Commission will be on Thursday, August 7, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

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

MEETING ADJOURNED AT 5:10 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