

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

August 7, 2008

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

Meeting was called to order at 3:06 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Mallory Barkholz (Youth Observer), Dave Carlson, Maria DeRee, Teena Kracht, John Perschbacher

Members Absent: T. Eftaxiadis (excused), Kelly Niles (excused), and Dennis terHorst

Others: Tom Amor Sr. (Amor Sign Studios), Charles Haemker (Executive Director, Manistee County Library) Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Dave Carlson that the Agenda for the August 7, 2008 Meeting be approved.

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

Yes: Perschbacher, DeRee, Carlson, Kracht

No: None

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by John Perschbacher that the Minutes of the July 3, 2008 Meeting be approved.

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

Yes: Carlson, DeRee, Perschbacher, Kracht

No: None

NEW BUSINESS:

Amor Sign Studios/ Ronald Gardin D.D.S., 390 River Street - Signage

Amor Sign Studios/Ronald Gardin D.D.S., 390 River Street are requesting to install a wall sign on rear of building (Riverwalk) as submitted with application HDC-2008-26 [Amor/Design/Gardin Dr. File Name Heritage Square North Wall Page 2 dated 7-18-08)].

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request from Amor Sign Studios/Ronald Gardin D.D.S., 390 River Street to install a wall sign as submitted with application HDC-2008-26 [Amor/Design/Gardin Dr. File Name Heritage Square North Wall Page 2 dated 7-18-08)].

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

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

Manistee County Library, 95 Maple Street - Step Replacement

A request has been received from Manistee County Library, 95 Maple Street for the removal and replacement of ten steps on the Maple Street Entrance of the building as submitted with application HDC-2008-27.

Charles Haekmer, Executive Director, Manistee County Library - Mr. Haekmer spoke of the proposed project and that the application they submitted was to replace ten steps (second tier) and the westerly 1 foot of the landing. Since that time they had a meeting and they want permission to remove the entire landing if needed. Spoke how the lower steps were replaced with concrete 20 years ago and have held up.

MOTION by Maria DeRee, seconded by Dave Carlson to approve the request from Manistee County Library, 95 Maple Street for step replacement as submitted with application HDC-2008-27 and that everything needs to be done to maintain the existing landing, in the event that it cannot be salvaged the top landing can be replaced.

With a roll call vote this motion failed 2 to 2.

Yes: DeRee, Carlson
No: Perschbacher, Kracht

Commissioners discussion included the Secretary of the Interior Guidelines and how the proposed change to the application may lend to replacement of the landing even if not needed.

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request from Manistee County Library, 95 Maple Street for step replacement as submitted with application HDC-2008-27.

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

Yes: Carlson, Perschbacher, DeRee, Kracht

No: None

Amor Sign Studios/Manistee Inn & Marina, 378 River Street - Open ended Awnings & Signage

Amor Sign Studios/Manistee Inn & Marina, 378 River Street are requesting to install open ended awnings and signage as submitted with application HDC-2008-28 [Amor/Design/Prop/Manistee Inn 2008 File Name front elevation - no scale/v dated 7-25)].

Chair Kracht asked the Commission if they felt the application was complete. The following deficiencies to the application were noted:

- ▶ Current photo of building was not submitted with the application.
- ▶ Dimensions of Awnings and Signage is not on the drawing and clearance from street..
- ▶ Color of signs "are to be determined" - not included in the request.
- ▶ Does not include a photo and dimensions of all existing signage.
- ▶ No Owners signature.

Tom Amor Sr., Amor Sign Studios - Mr. Amor noted that he felt the deficiencies could be addressed. He had photos of the building but did not include them in the request and did not feel that he needed to submit 60 additional color copies when they can look at them during the meeting. He has samples of the awning materials. Signage is drawn to scale and the dimensions are in the application. Description of the projecting sign is on the application.

Commissioners noted they needed the clearance from the sidewalk to the bottom of the awnings/sign.

Mr. Amor said that they had lost a big project because of the Historic District Commission. Does not want to spend \$5,000 to bring an application to the commission. They have been a positive entity in the community for 60 years and the requirement to supply all the colored copies is ludicrous. Believe that all of the information the commission needs is in the application if construction details are needed that is a Building Department issue. Flexibility is called for.

MOTION by Maria DeRee, seconded by Dave Carlson that the Commission wants it noted that the proposed project at the Manistee Inn and Marina is commendable, but the application is incomplete and the request will be tabled until the September 4, 2008 meeting.

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

Yes: Carlson, DeRee, Perschbacher, Kracht

No: None

The Commission reviewed the Plan with Mr. Amor and noted the following items for consideration for the September 4, 2008 meeting. Amor Sign Studios will need to submit a complete application for the Commission to review by August 25, 2008.

Items for consideration:

Application:

- ◆ Current photo of each facade. Denise Blakeslee said that if these photos are e-mailed to her by the deadline she will copy them for the commission.
- ◆ Dimensions should be included on the Plan
- ◆ Colors for the "M" wall letters and Wall sign on rear of the building need to be determined. Samples of the letters and finish can be brought to the meeting for the Commission to review. Note that "Glossy" letters are not recommended.
- ◆ Photos and dimensions of all existing signage on the building need to be supplied. Dimensions of election signs do not need to be included just signage for the Democratic Party Office and any other business currently on premise. .
- ◆ Owner's signature must be on the application or a letter authorizing submission of the application must be received.

Guideline Suggestions:

- ◆ "M" located in Peak may want to relocate into triangle of the peak.
- ◆ Awnings are open ended awnings. Commission would like to see a sample of what they will look like. Mr. Amor said that they were constructing an awning that should be done in the next two weeks. Ms. Blakeslee asked if he would send a photo of the awning (Front, side view, and view from below) to her and she will print copies for the commission.
- ◆ Awnings show that the Sign Panel for the tenant awnings are a flap that hang below the other awnings. No precedence of this has been established.
- ◆ Guidelines recommend awnings that are at a 45 degree angle.
- ◆ Eight feet of clearance from projecting signs and awnings is recommended.
- ◆ Need to show how projecting sign "Vincent's Ice Cream" is attached to building. Show bracket if bracket is used and indicate color.

- ◆ East Elevation shows more awnings than are requested. A complete illustration of that side of the building should be submitted instead of breaking it into two drawings.
- ◆ A request for a larger center awning was denied in the district in the past. That building was a contributing building while this building is a non-contributing building.

This item will be placed on the September Agenda under Old Business.

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 the Boathouse Grill regarding their temporary sign that was approved by the Historic District Commission during their meeting on June 5, 2008. This letter was a reminder that they needed to submit an application for permanent signage

MOTION by John Perschbacher, seconded by Maria DeRee that Staff write a letter to the owner of the Boathouse Grill that requires removal of the temporary sign. The letter is to be sent on August 11th and requires removal by August 18th.

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

Yes: Perschbacher, DeRee, Carlson, Kracht

No: None

Members were sent a copy of a letter from Jon Rose to the Manistee Inn & Marina regarding the use of display windows for businesses not located within the building.

STAFF REPORTS

Denise Blakeslee has developed a Property Card for each building in the Historic District. These will be reviewed at a worksession and signage recommendations will be established.

Steve Harold showed three photographs of historical awnings. These all had closed end awnings and awnings were uniform in size. Need to consider the angle of awnings and he noted how many people come to Manistee to take pictures of the facades of the buildings and commends the commission for a good job.

Jon Rose noted that the Commission needs to review the use of window air conditioners.

Steve Harold notes that Mackinaw has several methods they use to conceal air conditioners.

Chair Kracht called a Worksession for Wednesday, August 20, 2008 at 3:00 p.m. in the Council Chambers.

MEMBERS DISCUSSION

Dave Carlson noted that the Main Street Program has some items that overlap the Historic District Commission role. Jon Rose noted that coordination will be needed.

John Perschbacher spoke of a visit to a local museum and the inadequate methods used to tuck point the building. Mr. Perschbacher spoke of the Ramsdell Theatre and how more care is needed in its renovation/maintenance.

The Historic District Commission will have a Worksession on Wednesday, August 20, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

The Next meeting of the Historic District Commission will be on Thursday, September 4, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Maria DeRee, seconded by John Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:13 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