

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

April 2, 2009

A Meeting of the Manistee City Historic District Commission was held on Thursday, April 2, 2009 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: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Nathaniel Neider, John Perschbacher

Members Absent: Kelly Niles (excused)

Others: John Ball (135 Washington Street), Ed Bradford (Ramsdell Theater), Kevin Mulvihill (Abonmarche), Travis Alden (DDA/Main Street Director), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Maria DeRee, seconded by Dave Carlson that the Agenda for the April 2, 2009 Meeting be approved.

With a voice vote this MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Dave Carlson to approve the Minutes of the March 5, 2009 meeting with the correction of typographical errors on page 3.

With a voice vote this MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

Ed Kriskywicz, 387 River Street - Extension of Permit PHDC07020

Ed. Kriskywicz, 387 River Street was issued a permit from the Historic District Commission on October 4, 2007 to replace trim and repaint the building the existing color as shown on Application HDC-2007-20. Permits are granted for a one year period of time and Mr. Kriskywicz is requesting an extension from the Historic District Commission.

Mr. Kriskywicz is out of town, Staff spoke to him and a one year extension would allow him time to proceed with the project.

MOTION by Dave Carlson, seconded by Maria DeRee to approve the request for an extension of permit PHDC07020 until April 2, 2010.

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

Yes: Carlson, Eftaxiadis, DeRee, Neider, Kracht

No: None

John Ball, 135 Washington Street - Certificate of Appropriateness for a Mural to be painted on the Taylor Street side of the Building HDC-2009-04.

John Ball, 135 Washington Street would like to have a mural painted on the South Side of the building facing Taylor Street as submitted with Application HDC-2009-04.

Review of the building revealed that the applicant is requesting to paint unpainted brick. Under the Secretary of the Interior Guidelines for Building Exterior Masonry: Brock, stone, terra cotta, concrete, adobe, stucco and mortar: *“Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.”* is Not Recommended.

Commissioner Perschbacher entered the meeting.

The Commission commends Mr. Ball for the work that is being done on the building. The interior murals are very nicely done and complement the interior of the building. The Historic District Commission works within the guidelines of the Secretary of the Interiors Standards. The missing bricks should be replaced and the mortar should be re-tuck pointed where needed.

Historic Masonry Buildings need to be cleaned following the recommended cleaning method of the National Park Service U.S. Department of the Interior Preservation Brief 1 *“Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings”* Abrasive methods such as sandblasting and wire brushing are not recommended. A copy of the standards were included in a letter from Jon Rose to the applicant.

Spoke of Brick Replacement and/or replacing the bottom 5 to 6 rows with a contrasting brick to look like a foundation. It will be difficult to find brick to match because the brick was manufactured for such a short period of time.

T. Eftaxiadis spoke of cleaning methods that are used at the old State Hospital in Traverse City . They have a few for the buildings on site that are also made out of sand brick and he will get contact information for Mr. Ball.

Included in the application was to allow the repair of areas as needed on the back of the building using identical materials (east of the brick structure).

MOTION by T. Eftaxiadis, seconded by Maria DeRee to deny the request for a Certificate of Appropriateness for a Mural to be painted on the Taylor Street side of the building at 135 Washington Street as submitted with Application HDC-2009-04.

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

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

MOTION by T. Eftaxiadis, seconded by John Perschbacher to approve the request to allow the repair of areas as needed on the back of the building using identical materials (east of the brick structure).

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

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

Ramsdell Theatre, 101 Maple Street - Roof and Facade Restoration HDC-2009-05

A request for a Certificate of Appropriateness has been received for the Ramsdell Theatre, 101 Maple Street for Roof and Facade Restoration as submitted with application HDC-2009-05.

Commissioner Perschbacher expressed his concerns with the application and did not feel that enough investigation/research had taken place for the application to be complete.

Ed Bradford, Ramsdell Governing Board - Mr. Bradford gave a PowerPoint presentation on the status of the building that included additional photos for the Commission to review. The photos showed areas that were deteriorated, need for replacement and the condition of the existing roof. The Goal is the protect the \$3 million dollars of interior renovations that have been done and the damage that is being caused by the leaks in the roof and gutter system.

The application was for the following items:

- Upper Cornice:** Repair damaged and or missing dentil work with wood and paint to match existing color.
- Upper Windows:** Smoke Windows in Fly Loft - Windows located on the rear of the fly loft need to be repaired or replaced . No paint is remaining. Need to determine what color should be used.
- Roof:** Replace existing roof which is at the end of its useful life. Proposed is a metal roof (not standing seam). Color samples will be brought to meeting for Commissioners to review.
- Cupolas:** Would like to use a longer lasting material using the same proportion of what is there. Want to cover with the metal roof material.
- Chimney:** Repair or remove existing chimney.

The Commission broke the request down into consensus votes on each item listed on the request and discussed each element with the Mr. Bradford and Kevin Mulvihill, (Abonmarche) the Architect for the project.

Discussion by the Commission, Applicant and Staff resulted in a consensus vote as follows:

Upper Cornice - Applicant is to repair damaged and or missing dentil work with wood. Paint matching existing color.

UNANIMOUS CONSENSUS

Upper Windows - Applicant will repair/replace the smoke windows and supporting structure of the fly loft with appropriate durable materials. The paint color of the windows will be approved by Steve Harold. Applicant will try to supply a paint chip of the original paint color when removal takes place. The final Selection of Replacement Windows will require approval from Steve Harold, John Perschbacher and Teena Kracht.

UNANIMOUS CONSENSUS

Roof - Applicant may replace the roof using a metal standing seam roof. Final color of roof will be made by Steve Harold by selecting a color as close as possible to the charcoal grey sample submitted to the Commission for review. If the roof trusses are unable to bear the weight of a metal roof then the applicant may use a membrane roof and metal standing seam roof for the fly loft, cupolas, and tower.

UNANIMOUS CONSENSUS

Cupolas - Applicant will be allowed to repair and replace cupolas using more durable materials where necessary. The materials must have the same appearance as the original materials. The Cupola over Hardy Hall will be reconstructed to the original configuration and detail as the Cupola over the Theatre and shown in the historical photo supplied by the Museum. The Metal ornament on the tops are to remain. The Cupola over the fly loft can be reconstructed to replicate the existing cupola.

UNANIMOUS CONSENSUS

Chimney - Applicant is NOT to remove the Chimney. The Chimney is to be repaired where necessary using appropriate materials. Careful attention is to be used when replacing the mortar. The Commission would recommend to the City to consider restoration of the chimney to the original configuration as shown in the historical photograph from the Museum. Any modifications to the design of the Chimney must be approved by Steve Harold, John Perschbacher and Teena Kracht.

UNANIMOUS CONSENSUS

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request for Roof and Facade Restoration as submitted with application HDC-2009-05 as follows:

Upper Cornice - Applicant is to repair damaged and or missing dentil work with wood. Paint matching existing color.

Upper Windows - Applicant will repair/replace the smoke windows and supporting structure of the fly loft with appropriate durable materials. The paint color of the windows will be approved by Steve Harold. Applicant will try to supply a paint chip of the original paint color when removal takes place. The final Selection of Replacement Windows will require approval from Steve Harold, John Perschbacher and Teena Kracht.

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

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

Reusch Jewelers, 395 River Street - Expiration of Permit PHDC08007

A letter was sent to Reusch Jewelers, 395 River Street informing that permit PHDC08007 for window signage expired on March 7, 2008. The applicant did not send in a request for an extension. Policy #6 Permit Expiration was adopted by the Historic District Commission on November 6, 2009. This policy informs applicants that permits expire within 365 of issuance if work is not completed. Since this permit was issued before the policy went into effect the Historic District Commission will need to take action to close the permit.

MOTION by John Perschbacher, seconded by Maria DeRee to administratively close permit PHDC08007 issued to Reusch Jewelers, 395 River Street for Window Signage.

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

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

Air Conditioners - Policy #12

Denise Blakeslee presented a draft Policy #12 Air Conditioners for the Historic District Commission to review. This policy has been drafted in an effort to assist with the installation of Air Conditioning Units in the Historic District.

Discussed the request with the Commission and they wanted language that would limit the piping or tubing diameter to less than 2 ½ inches in size.

Commissioner Neider stated that Air Conditioning Systems are available which would not create visual issues.

MOTION by Maria DeRee, seconded by Dave Carlson to approve Policy #12 with the recommended change limiting the piping or tubing diameter to less than 2 ½ inches in size be included in the language.

With a roll call vote this motion passed 5 to 1

Yes: Carlson, Eftaxiadis, DeRee, Perschbacher, Kracht
No: Neider

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Commissioner Eftaxiadis serves on the Manistee Main Street Downtown Development Authority Economic Restructuring Committee and said that they would like to meet with the Historic District Commission to discuss expediting the permit process.

CORRESPONDENCE

Members of the Historic District Commission received a copy of a letter from Jon Rose to Mark and Christina Chmura , 308 River Street that the window sign must be removed until formal application is made to the Historic District Commission.

A copy of a letter that was sent to John Ball, 135 Washington Street was given to the members of the Historic District Commission.

STAFF REPORTS

Jon Rose spoke to the Commission about the Iron Works Building on the East end of River Street. Jeff Seng is the owner of the Building and would like the building to be in the Historic District along with some of the other Historic Buildings in the area. This item will require further discussion by the Commission.

Steve Harold spoke about wanting to discuss at a worksession Window Mullions and Signage that can be seen from Memorial Drive on buildings on the River Channel.

The Commission scheduled a Worksession for Thursday, April 16, 2009 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, May 7, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

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

MEETING ADJOURNED AT 5:24 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary