

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall

70 Maple Street

Manistee, MI 49660

MEETING MINUTES

September 3, 2009

A Meeting of the Manistee City Historic District Commission was held on Thursday, September 3, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

During the Meeting the Commissioners welcomed new member Mary Murton.

ROLL CALL:

Members Present: Dave Carlson, Teena Kracht, Mary Murton, Nathaniel Neider, John Perschbacher

Members Absent: Marie DeRee (excused), T. Eftaxiadis (excused)

Others: Doug & Kellie Parkes (445 River Street), Ed Kriskywicz (Construction Design), Travis Alden (Main Street/DDA Director), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by John Perschbacher that the Agenda for the September 3, 2009 Meeting be approved.

Motion Passed Unanimously

APPROVAL OF MINUTES:

MOTION by Nathaniel Neider, seconded by Dave Carlson that the Minutes of the August 6, 2009 Meeting be approved.

Motion Passed Unanimously

NEW BUSINESS:

Kellie & Doug Parkes, 445 River Street - Reconstruction of Storefront

A request has been received from Kellie & Doug Parkes, 445 River Street request for a Certificate of Appropriateness for reconstruction of storefront as submitted with Application HDC-2009-19.

Ed Kriskywicz, Construction Design - Presented a drawing drawn to scale that detailed the project. Mr. & Mrs. Parkes are moving their store to 445 River Street. They are demolishing the existing facade and the mirrored windows are being removed.

Mr. Kriskywicz reviewed each element of the project from east to west as detailed on the check list. They will install new store windows that have transom windows above. The entrance door will also have transom windows. Double hung windows with transom windows will be installed on the addition to the west. A sample of the siding was shown to the Commission.

Discussion about specific elements were as follows:

Why is the awning above the transom windows? So that it will be at least 8 feet above the sidewalk.

Clarification about the placement of the siding. It will be used on the front of the building and addition to the west along with the two walls that are stepped back and on the studded wall on the west side of the building.

MOTION by Dave Carlson seconded by Mary Murton to approve the request from Kellie & Doug Parkes, 445 River Street for a Certificate of Appropriateness for reconstruction of storefront as submitted with Application HDC-2009-19.

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

Yes: Carlson, Murton, Perschbacher, Neider, Kracht

No: None

Chair Kracht asked if the applicant would allow us to use their application as a sample because it was very well done. The applicant said that would be fine.

ISO Grand Rapids Real Estate, 401 River Street - Doors and Windows

Ed Kriskywicz, Construction Design - Asked to withdraw the application at this time. They will be back in the near future when they have more details.

Meeting Dates 2010

The Historic District Commission will review the meeting dates recommended by Staff for the year 2010.

Commissioner Eftaxiadis asked if the meetings could be changed to the First Monday or Wednesday of the month since he works in Traverse City on Thursdays and Fridays.

Commissioners discussed Commissioner Eftaxiadis's request and decided it needed further discussion.

MOTION by John Perschbacher seconded by Dave Carlson that the City of Manistee Historic District Commission postpone scheduling their meeting dates for 2010 until the October 8, 2009 meeting.

Motion Passed Unanimously

Travis Alden, Main Street/DDA Director - Update

Travis Alden, Main Street DDA Director - Spoke of work that the Design Committee is doing. Sent the application to the State for the Purdom's tax credit. Port City Festival on September 12th.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Dave Carlson spoke of the building at 332 - 336 River Street and that the bricks are falling off the back and is a hazard to people walking on the Riverwalk. The Building is in serious disrepair and several people who he has shown the building to who were interested in purchasing it had specialists that determined the building could not be salvaged.

Jon Rose said that the Building Inspector has noticed the owner that they must find a way to stop the bricks from falling off the building. Also the rear of the building cannot be occupied until it is determined that it is safe.

Dave Carlson spoke of another building where a potential buyer wanted to demo the building to develop the property.

This resulted in a lengthy discussion about the need to develop a guideline to address the demolition of buildings in the district. This item will be placed on the next worksession agenda for discussion.

CORRESPONDENCE

Letter dated August 18, 2009 to Manistee Inn & Marina, 378 River Street - Permit PHDC08028 expiring September 5, 2009. No request was received to extend permit.

MOTION by Dave Carlson, seconded by Nathaniel Neider that Permit PHDC08028 be closed.

Motion passed 4 to 0 with Mary Murton Abstaining.

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

STAFF REPORTS

Steve Harold approved the entrance tiles for the Haley Sisters Building 419, 421, & 423 River Street. This will be issued Permit PHDC09020

WORKSESSION:

Application Forms

Members of the Historic District Commission reviewed changes to applications that make the process easier.

Application for a Certificate of Appropriateness - Signage and/or Awnings

With the proposed changes discussed by the Commission MOTION by John Perschbacher, seconded by Nathaniel Neider to adopt the new form.

Motion Passed Unanimously

Application for a Certificate of Appropriateness - Paint Colors

With the proposed changes discussed by the Commission MOTION by John Perschbacher, seconded by Dave Carlson to adopt the new form.

Motion Passed Unanimously

Request for Design Guidelines

With the proposed changes discussed by the Commission MOTION by Nathaniel Neider, seconded by Mary Murton to adopt the new form.

Motion Passed Unanimously

Request for a Certificate of Appropriateness

With the proposed changes discussed by the Commission MOTION by Dave Carlson, seconded by Nathaniel Neider to adopt the new form.

Motion Passed Unanimously

Open Meetings Act

Due to the time the Commission will discuss the Open Meetings Act at the October Meeting.

The Next meeting of the Historic District Commission will be on Thursday, October 8, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Mary Murton, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:58 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary