

# **HISTORIC DISTRICT COMMISSION**

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

## **MEETING MINUTES**

January 7, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, January 7, 2010 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, Mary Murton, Nathaniel Neider, John Perschbacher

**Members Absent:** None

**Others:** Travis Alden (DDA Main Street Director), Jim Matthews (334, 336, 338 River Street), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

### **APPROVAL OF AGENDA:**

MOTION by Dave Carlson, seconded by Maria DeRee that the Agenda for the January 7, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

### **APPROVAL OF MINUTES:**

MOTION by John Perschbacher, seconded by Mary Murton that the Minutes of the December 3, 2009 Meeting be approved.

With a voice vote this motion passed unanimously.

### **NEW BUSINESS:**

#### **By Law Review**

According to the By-Laws of the City of Manistee Historic District Commission shall annually review their By-Laws at the regularly scheduled meeting in January.

No changes were made.

### **Committee Appointment**

The Historic District Commission discussed at the December Meeting the need to establish a sub-committee of the Commission that reviews projects, determines if the project is complete and authorizes staff to issue a Certificate of Compliance.

Chair Kracht appointed T. Eftaxiadis, Teena Kracht and Mary Murton with Maria DeRee serving as an alternate to review projects, determine if the project is complete and authorize staff to issue a Certificate of Compliance.

### **Travis Alden, Main Street/DDA Director -Update**

Travis Alden, Main Street/DDA Director reported the following activities to the commission:

The first Historic Tax Credit application was sent to SHPO for review (Purdum, 369 River Street).

A Historic Tax Credit Regional Workshop will be held here in Manistee. Tentative date is Friday, February 26<sup>th</sup>. Members of the Commission will be invited to attend.

The Facade Grant is near completion they are finishing the compliance part of the program.

The Design Committee is looking at restructuring the DDA Facade Grant with possible increase in the amount available.

### **OLD BUSINESS**

#### **Jim Matthews, 334, 336, 338 River Street - Garage Door/entry door HDC-2009-28**

Dave Carlson has declared a Conflict of Interest and removed himself to the audience.

Jim Matthews has made an offer to purchase 334, 336, 338 River Street. Mr. Matthews is asking to remove the east entrance and install a garage door where a garage door previously existed and change what currently is a window back to a doorway as submitted with application HDC-2009-28.

The Historic District Commission determined that the application was incomplete at the December 3, 2009 meeting. They postponed action on the request until the January 7, 2010 meeting to allow the applicant time to supply the missing items.

**Jim Matthews** - Has extended the purchase agreement and feels that he has submitted all the information necessary to the Commission.

**Jon Rose** - Reminded the Commission that the request is for the Garage Door and Entrance Door not the demolition to the rear of the building.

**Steve Harold** - Said the proposed garage door is a close replication of the door in the photo. It appears to have three glass panels and 3 solid panels.

**Jim Matthews** - the elevation shows the proposed entrance door.

**Jon Rose** - Said the critical element to Mr. Matthews is the garage door. There is no specification sheet for the proposed entry door.

The Commission broke the request into two parts.

### **Garage Door**

The Commission discussed the specifics of the Garage door.

MOTION by John Perschbacher, seconded by T. Eftaxiadis to approve the request from Jim Matthews, 334, 336, 338 River Street to remove the east entrance and install a garage door where a garage door previously existed as submitted on drawing Clopay Building Products Company, Drawing #RES0624-1, Dated 12/14/09. Note: No paint colors have been specified.

With a roll call vote this motion passed 6 to 0 with Dave Carlson declaring and Conflict of Interest.

Yes: DeRee, Perschbacher, Neider, Murton, Eftaxiadis, Kracht

No: None

### **Entry Door**

The applicant did not submit a Specification sheet on the proposed Entrance Door. The Commission discussed if the applicant would need to come back or if Steve Harold could have final approval over the proposed door.

MOTION by John Perschbacher, seconded by T. Eftaxiadis to approve the removal of the existing window and replace with an entrance door where an entrance door was previously located. A rendering was submitted with the application that showed a door with approximately 30% glass with panels on the bottom, Steve Harold the Museum Director will have final approval of the door prior to installation. Note: No paint colors have been specified.

With a roll call vote this motion passed 5 to 1 with Dave Carlson declaring and Conflict of Interest.

Yes: Eftaxiadis, Neider, Perschbacher, Murton, DeRee

No: Kracht

## **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

Travis Alden, DDA/Main Street Director spoke of the Building Basics Seminar that was held and that a property owner who attended has applied for design assistance.

## **CORRESPONDENCE**

None

## **STAFF REPORTS**

Steve Harold - Two sign permits are under review Destiny's (new restaurant) and Elaine's Framing. Also Ed Kriskywicz has submitted a specification sheet for the proposed door on the City Drug Building that Steve has approved.

## **WORKSESSION:**

The Commission discussed holding a Worksession this month to establish guidelines for demolition. A worksession has been scheduled for Wednesday, January 20, 2010 at 3:00 p.m.

The Next meeting of the Historic District Commission will be on Thursday, February 4, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

Dave Carlson spoke of the Tuscan Grill Building and that the building may be sold in the future and if the Commission should review the building and make recommendations.

## **ADJOURNMENT:**

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

MEETING ADJOURNED AT 3:58 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary