

# **HISTORIC DISTRICT COMMISSION**

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

## **MEETING MINUTES**

May 6, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, May 6, 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, John Perschbacher

**Members Absent:** Mary Murton (excused), Nathaniel Neider (excused)

**Others:** John Smith (437 River Street), Jim & Susan Matthews ( 334, 336, 338 River Street), Travis Alden (DDA/Main Street Director), Mark Fedder (Manistee County Historical Museum), 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 May 6, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

### **APPROVAL OF MINUTES:**

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the April 1, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

Commissioner Eftaxiadis noted that prior to the last meeting he had obtained the results from brick and mortar samples for Mr. Perschbacher. The information was left at City Hall and delivered to Mr. Perschbacher.

**NEW BUSINESS:**

**John Smith, 437 River Street/438 Water Street - Request for Design Guidelines**

Mr. Smith is requesting assistance from the Historic District Commission for the demolition of the West and South Wall of the "Ice House" (438 Water Street). Mr. Smith intends to meet the demolition guidelines and make a parking area after demolition.

**James & Susan Matthews, 334, 336, 338 River Street - Request for Design Guidelines**

Mr. & Ms. Matthews are requesting assistance from the Historic District Commission for the demolition of the Northeast portion of their building. Mr. Matthews said that Part 1 & Part 2 were reviewed by the State of Michigan and they determined that the building is not contributing and not eligible for tax credits. He spoke about the Brownfield issues and plan to remove a portion of the building while retaining an eight foot wall along the riverwalk for privacy. He noted the structural problems that the building has.

T. Eftaxiadis is the City of Manistee Brownfield Consultant and is working with Mr. Matthews on the Contamination issues. Mr. Eftaxiadis noted that there is more contamination than originally expected. He spoke of the waste materials including asbestos, ash and motor oil from the garage. The materials require removal and disposal in compliance with State guidelines. The Commission will be granted limited access in the building to prevent exposure. The contaminants have the potential of leaching in to the groundwater and it is a primary reason for demolition and cleanup of the site.

The Commission left for site inspections of each building.

**John Smith, 437 River Street/438 Water Street - Review of the exterior of the structure by the Commission.** It was noted that you could peel portions of the brick that have deteriorated beyond repair. Discussed how the portion of the building is constructed and the need for engineering for the removal of the two sections of wall. The Commission determined that the application for demolition needed the following:

- ▶ Engineers report on removal.
- ▶ How will the Southwest Corner be finished where the bricks will be cut and separated from the remaining structure.
- ▶ What will the building look like upon completion?
- ▶ What will the wall be stabilized with?
- ▶ Drawing of newly exposed West wall showing how it will look after demolition.
- ▶ Drawing of newly exposed South wall and how it will look after demolition.

Mr. Smith will be sent a copy of the Commissioners requirements.

**James & Susan Matthews, 334, 336, 338 River Street** - The Commission applauded the Matthews for undertaking such a large project. They reviewed the components of the application and felt that if there was new information that it should be submitted otherwise the commission will be able to take action on the request at the June meeting.

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

Travis Alden, Main Street/DDA Director report the following activities to the commission: The DDA approved recommendation from the Design Committee for new hanging baskets and banners downtown. The Commission said that the reduction and change in the hanging baskets did not require their review since it has been in place in the past. There was some discussion on the installation of banners. Consensus from the Commissioners was that they wanted to see the brackets that were being proposed and that the size of the banners should be determined. Approval of design of the banners would be handled by the Museum Director same as for signs.

**OLD BUSINESS**

None

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

None

**CORRESPONDENCE**

None

**STAFF REPORTS**

Steve Harold

Approved Signage for the United Way, 449 River Street - This was issued Permit PHDC10007

Approved Signage for Cartwright's General Store, 278 River Street - This was issued Permit PHDC10008

Approved Temporary Signage for the Ice Cream Shop, 145 Washington Street.

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

**ADJOURNMENT:**

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:05 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary