

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 1, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, July 1, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, John Perschbacher

Members Absent: Nathaniel Neider (excused), Vacancy

Others: Travis Alden (DDA/Main Street Director), Mark Fedder (Manistee County Historical Museum), 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 July 1, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Dave Carlson that the Minutes of the June 3, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

The applicant was not present. Travis Alden, DDA/Main Street Director gave his report to the Commission.

NEW BUSINESS:

Travis Alden, DDA/Main Street Director

Mr. Alden updated the Historic District Commission on the status of the Vouge Theater. The DDA has been discussing the option of purchasing the Vouge Theater. While the finding of the study is not complete, it indicates that the building is sound and can be saved. The DDA would make the necessary repairs to stabilize the building and search for a buyer. Incentives include historical tax credits for restoration projects. The newspaper article was not clear as to the funds needed for the building. He will be requesting Design Guidelines to begin the process at the next Historical Commission Meeting.

Commissioner DeRee is also a member of the DDA and wants to be on record that she is strongly against discussion of demolition of the building, the building is a classic and demolition would only be an absolute last resort.

Chair Kracht noted self-created hardship is a consideration of the Historic District Commission.

Commissioner Eftaxiadis noted that while the DDA is not eligible for Historic Tax Credits Non-Profits are.

Jeff Gordon and Paula Rozmiarek, 411 River Street- Facade Improvements side and rear of building HDC-2010-15.

The applicant was not present but submitted additional information for the commission (italicized) .

A request for a Certificate of Appropriateness has been received from Jeff Gordon and Paula Rozmiarek, 411 River Street for facade improvements to the side and rear of the building at 411 River Street as submitted with application HDC-2010-15. The request had three components, the Commission deliberated on each separately.

Extend Permit issued in July 2009 to replace the upper and lower cornice on the building and rebuild deck at rear of building - work is underway.

MOTION by John Perschbacher, seconded by Dave Carlson to Extend Permit PHDC200915.

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

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

Issue new permit to remove bay windows on east side of building and replace with store windows supplied by Glass specialties. *The windows will be 48" tall by 80" wide with non-descript dark metal frames.*

MOTION by Maria DeRee, seconded by John Perschbacher to postpone until information is received from

applicant to complete the application.

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

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

Commissioners request the following:

- ▶ Sketch or drawing showing what window will look like installed.
- ▶ Installation and trim detail.
- ▶ Manufactured Specification sheet.
- ▶ Commission will only approve a clear glass window (need specification sheet for glass)

Issue new permit to replace windows are rear of building with cornice ice-scape glass blocks and Anderson double-hung white widows filling openings with wood trim. *Exhibit C depicts the existing windows, Exhibit D depicts the new windows and Exhibit E depicts the glass blocks.*

MOTION by John Perschbacher, seconded by Maria DeRee to postpone until information is received for applicant to complete the application

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

Yes: DeRee, Carlson, Perschbacher, Eftaxiadis, Kracht
No: none

Commissioners request the following:

- ▶ Sketch or drawing showing what window will look like installed.
- ▶ Installation and trim detail.
- ▶ Manufactured Specification sheet.
- ▶ Commission will only approve a clear glass window (need specification sheet for glass)
- ▶ Glass Block is inappropriate and will not be approved. If security measures are required the Commission can consider other options (i.e. use of wire reinforced windows, interior security bars interior (preferred), exterior security bars, or shutters)

Mr. Gordon included an application for the property at 347 River Street for the commission to review at their next meeting. The Commission needs to know what original construction of the windows were. The applicant needs to demonstrate that the windows were originally arched. The Commission noted that the application was incomplete and the following information will be required.

- ▶ Sketch or drawing showing what window will look like installed.
- ▶ Installation and trim detail.
- ▶ Manufactured Specification sheet.
- ▶ Commission will only approve a clear glass window (need specification sheet for glass)

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

REPORTS

None

WORKSESSION

None

The Next meeting of the Historic District Commission will be on Thursday, August 5, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT

MOTION by T. Eftaxiadis, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:35 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary