

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

August 5, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, August 5, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:25 p.m. by Chair Kracht.

ROLL CALL:

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

Members Absent: T. Eftaxiadis (excused), Nathaniel Neider (excused), Vacancy

Others: Jeff Gordon (411 & 347 River Street), James Matthews (332, 334, & 336 River Street), Travis Alden (Main Street/DDA Director) Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) Mark Fedder (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 August 5, 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 July 1, 2010 Meeting be approved.

With a Voice Vote this motion passed unanimously.

NEW BUSINESS:

None

OLD BUSINESS

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

The Historic District Commission postponed action on a request for a Certificate of Appropriateness from Jeff Gordon and Paula Rozmiarek, 411 River Street for facade improvements to the side and rear of the building at 411 River Street at the July 1, 2010 meeting. Additional information was needed from the applicant. The applicant supplied the needed information in two separate applications.

For clarification the Mr. Gordon withdrew the original application so the Commission could take action on the two new applications received.

HDC-2010-15 application dated 7-15-10. Mr. Gordon explained the new Application for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties.

Steve Harold noted that the bay windows that are currently in place would not be approved. The proposed windows are typical of commercial facade windows from the era.

MOTION by Maria DeRee, seconded by Dave Carlson to approve the request from Jeff Gordon and Paula Rozmiarek, 411 River Street for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

With a roll call vote this motion passed 3 to 0.

Yes: DeRee, Carlson, Kracht

No: Perschbacher

HDC-2010-16 application dated 7-22-10. Jeff Gordon explained the new Application for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows as submitted with the application. Mr. Gordon clarified that the new widows would not have the grills as shown in the Anderson Window sheet. The intent is to paint the windows green.

MOTION by Dave Carlson, seconded by Maria DeRee to approve the request from Jeff Gordon and Paula Rozmiarek, 411 River Street for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows as submitted with application HDC-2010-16 dated 7-22-10.

With a roll call vote this motion passed 4 to 0.

Yes: Perschbacher, DeRee, Carlson, Kracht

No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Information was received from Paula M. Rozmiarek and Jeff Gordon for both 347 River Street and 411 River Street after the application deadline. The Commission reviewed each request and had the following comments.

Jeff Gordon, Paula Rozmiarek, 411 River Street - Rear of building, lower window replacement with Glass Block.

The consensus from the Commission was that glass block would not be approved. Mr. Gordon sited two historic buildings (Library & First Congregational Church). Steve Harold noted that he does not know of any glass block that was original in an historic building, they would have been used as replacement.

The Commission said that either wire mesh in the widows (original in both Museum and Episcopal Church) could be approved as well as security bars.

Mr. Gordon will submit a new application.

Jeff Gordon, Paula Rozmiarek, 411 River Street - new Chimney.

Mr. Gordon said that there are two fireplaces in the building and they would like to reconstruct the chimney in the same location. The proposed chimney would be about 36" in height.

The Commission felt the request could be approved and recommended that an application that included the type of mortar to be used, sample of brick and cap detail (including thickness) be submitted.

Paula M. Rozmiarek and Jeff Gordon, 347 River Street - Extension of Permit PHDC09014 issued 7-10-09

This request is for an extension not a new permit.

MOTION by John Perschbacher, seconded by Maria DeReeto approve the request from Paula M. Rozmiarek and Jeff Gordon, 347 River Street to extend Permit PHDC09014 until July 10, 2011.

With a voice vote this motion passed Unanimously.

Paul M. Rozmiarek and Jeff Gordon, 347 River Street - Second Story Window replacement.

The Commission discussed if the original windows had a transom on top. After a lengthy discussion on trying to authenticate if the proposed replacement was original or not Mr. Gordon will submit a new application.

James E. Matthews, 334, 336, 338 River Street - Windows and Siding information.

Mr. Matthews sent an e-mail with attachments to the Historic District Commission after the application deadline from the August 5, 2010 meeting.

The request included spec sheets for the windows that Mr. Matthews would like to install once the demolition and reconstruction of the sides and rear of the building are complete. Two spec sheets were attached for the commission to review.

Mr. Matthews also described the type of corrugated siding that he would like to install on the building and brought two samples for the commission to review.

The Commission said that the specifications would be acceptable with the new application and they preferred the appearance of the metal siding with the deeper profile.

Mr. Matthews will continue to ask the commission for assistance so that when he is ready to submit the application most of the concerns will have been addressed.

CORRESPONDENCE

None

REPORTS

Travis Alden, Main Street/DDA Director -Update

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

Samples of both a banner and flag bracket for the streetlights were shown to the commission. Both could be approved. The Design Committee are leaning towards flags instead of banners.

Kelly Larsen, SHPO has been in town and will be working on Facade Improvements for three buildings, the Boat House Grill, Jackpine Building and the Elks. Hopes are to have plans done this fall.

A new Subcommittee of the DDA has been formed for the Vogue Theater.

Steve Harold

Staff has approved under repair and maintenance repair to the east wall of the building at 419 River Street. Bricks have been falling and damaging roof of the adjoining property owners building 417 River Street.

Repair and Maintenance will include replacing, plastering missing bricks, re-painting and sealing brick. There is a small portion of the brick that is visible from River Street that has not been painted, that area will remain unpainted and repaired as needed. In the event that more extensive work is planned the repair would need to come to the Commission for approval.

Jon Rose

Kelly Larsen stopped into the office and wanted to attend today's meeting but her schedule did not permit it. She was asked if glass block would be acceptable for window replacement. She said that it would not.

Commissioner Perschbacher noted that he had someone inquire if painting of a Commercial Building in the Historic District would increase a properties assessment. ~~He said that he had a person who verified it would.~~ He said raising taxes for painting/maintenance was cross purpose to the Commission and contrary to the intent of the Historic District.

Mr. Rose was asked to look into the matter.

The Next meeting of the Historic District Commission will be on Thursday, September 2, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Maria DeRee, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:00 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary