

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

September 2, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, September 2, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:30 p.m. by Chair Kracht.

### ROLL CALL:

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

**Members Absent:** Vacancy

**Others:** Jeff Gordon (347 River Street & 411 River Street), James & Susan Matthews (334.336 & 338 River Street), Jon Rose (Community Development), 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 September 2, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

### APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the August 5, 2010 Meeting be approved with correction as follows:

**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.

With a voice vote this motion passed unanimously.

**NEW BUSINESS:**

**Paula M. Rozmiarek and Jeff Gordon, 347 River Street - Window Replacement (HDC-2010-17).**

A request for a Certificate of Appropriateness has been received from Paula M. Rozmiarek and Jeff Gordon, 347 River Street for window replacement as submitted with application HDC-2010-17.

Mr. Gordon gave a recap of the conversation from last month where he had the option of installing a full arched window (no arched transom) or installing a squared off window with wood fill. The proposed window would match original window not the current replacement window.

Steve Harold spoke of the original windows and amount of fill needed. Confusion arose and clarification was being discussed that was interrupted by a fire alarm.

The Commissioners exited the building.

When the Commissioners re-entered the building after an all clear was received from the Fire Department. Steve Harold verified with the applicant that the proposed replacement windows would be acceptable.

MOTION by Dave Carlson, seconded by T. Eftaxiadis to approve the request for a Certificate of Appropriateness for window replacement as submitted with application HDC-2010-17. Steve Harold verified with the applicant that the proposed replacement windows would be acceptable.

With a roll call vote this motion passed 5 to 0. (Commissioner Eftaxiadis was not present during the vote)

Yes: Carlson, DeRee, Perschbacher, Neider, Kracht

No: None

Commissioner Eftaxiadis re-entered the meeting.

**Jeff Gordon and Paula M. Rozmiarek, 411 River Street - Chimney Extension (HDC-2010-19)**

A request for a Certificate of Appropriateness has been received from Paula M. Rozmiarek and Jeff Gordon, 411 River Street for a chimney extension as submitted with application HDC-2010-19.

Mr. Gordon showed the Commissioners a sample of the brick. They will be installing a clay liner that will service the two fireplaces in the building. At this time one fireplace will be converted to gas. The other will be either gas or wood. The furnace will not use the chimney.

MOTION by John Perschbacher, seconded by T. Eftaxiadis to approve the request for a Certificate of Appropriateness for a chimney extension as submitted with application HDC-2010-19.

With a roll call vote this motion passed 6 to 0.

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

**Jeff Gordon and Paula M. Rozmiarek, 411 River Street - A new Wood Door East Side of Building (HDC-2010-18)**

A request for a Certificate of Appropriateness has been received from Paula M. Rozmiarek and Jeff Gordon, 411 River Street for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18.

Mr. Gordon wants to reduce the size of window on the south end and install a new door on the east side of the building. Last month the commission approved the replacement of the three windows.

Steve Harold said that large windows would have been appropriate and a door/window combination would have been acceptable.

Mr. Gordon noted that he owns 48 inches of property on the east side of the building that would accommodate the door.

Commissioner Perschbacher expressed a desire to see a door with vertical panels.

Mr. Gordon said the proposed door is similar to the doors that exist in the interior of the building.

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

With a roll call vote this motion passed 6 to 0.

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

Commissioner Carlson complimented Mr. Gordon the work that has been done and noted how nice the brick replacement on the East side of the building looks.

**James & Susan Matthews, 334, 336 & 338 River Street - Facade improvements to rear of building as submitted with application HDC-2010-20.**

A request for a Certificate of Appropriateness has been received from James & Susan Matthews, 334, 336 & 338 River Street for Certificate of Appropriateness for facade improvements to rear of building as submitted with application HDC-2010-20.

Mr. Mathews reviewed the plan with the Commissioner details were noted as follows:

Windows will be 6 over 6 or 6 over 1.

The privacy wall will reuse the existing 5 feet of concrete and 3 feet of existing brick. The step wall will reuse existing brick. In the event that a portion of the wall needs to be rebuilt then the applicant will need to come back to the commission for approval of finish materials.

The proposed egress door on the west side of the building and two doors on the riverwalk will be six panel steel security doors.

The corrugated galvanized siding is to be painted within one year of installation.

The egress doors on the two decks will either be glass doors with grids as submitted with the application or a six panel steel security door.

The Shed/pool will have french doors with grids as submitted with the application.

The shed/pool addition with skylights will be acceptable as submitted with a reduction in the roof pitch as recommended by the Commission.

Jon Rose noted that the addition of the shed/pool addition will require approval from the Planning Commission because of the change in the site plan as would the addition of an apartment.

MOTION by Maria DeRee, seconded by T. Eftaxiadis to approve the request for a Certificate of Appropriateness for facade improvements to rear of building as submitted with application HDC-2010-20 with the following details noted:

Windows will be 6 over 6 or 6 over 1.

The privacy wall will reuse the existing 5 feet of concrete and 3 feet of existing brick. The step wall will reuse existing brick. In the event that a portion of the wall needs to be rebuilt then the applicant will need to come back to the commission for approval of finish materials.

The proposed egress door on the west side of the building and two doors on the riverwalk will be six panel steel security doors.

The corrugated galvanized siding is to be painted within one year of installation.

The egress doors on the two decks will either be glass doors with grids as submitted with the application or a six panel steel security door.

The Shed/pool will have french doors with grids as submitted with the application.

The shed/pool addition with skylights will be acceptable as submitted with a reduction in the roof pitch as recommended by the Commission.

With a roll call vote this motion passed 6 to 0.

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

## **OLD BUSINESS**

None

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

None

## **CORRESPONDENCE**

Commissioners received a copy of a letter from Larry Fortier, 501 Hancock Street that was sent to Mayor Haydon, in response to a News Advocate article - "Mayor Criticizes Downtown Merchants". Mr. Fortier asked that the Historic District Commissioners receive a copy.

Commissioner Eftaxiadis left the meeting.

## **REPORTS**

### **Steve Harold, Museum Director**

No permits issued this month.

**Jon Rose, Community Development Director**

We have received approval for acquiring the Lighthouse.

The Commission further discussed maintenance and taxation for historical properties.

The Next meeting of the Historic District Commission will be on Thursday, October 7, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

**ADJOURNMENT:**

MOTION by Maria DeRee, seconded by John Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:48 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary