

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

NOTES OF APRIL 22, 2010

The City of Manistee Historic District Commission met in a worksession Thursday, April 22, 2010 at 10:00 am in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

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

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

**Others Present:** Kelly Larsen (Main Street Architect), John Smith (435-437 River Street), Steve Harold (Museum Director), Travis Alden (Main Street/DDA Director), Jon Rose (Community Development Director), and Denise Blakeslee

Worksession began at 10:00 am

## WORKSESSION ITEMS

Michigan Main Street Design Services, 435 - 437 River Street

Kelly Larsen, Main Street Architect - Ms. Larsen has been working with John Smith the owner of the buildings at 435 - 437 River Street. Under the Main Street Program Ms. Larsen has prepared design services for Mr. Smith. Ms. Larsen reviewed the project with the members of the Historic District Commission and discussion included:

- Prior to demolition Mr. Smith is encouraged to get approval for the removal of the Ice House from the Secretary of the Interior. Approval would insure Mr. Smith's eligibility to apply for tax credits for the project.
- Mr. Smith was encouraged to contact T. Eftaxiadis. Mr. Eftaxiadis has experience with tax credits and also is the Brownfield Consultant for the City. There may be funds available to assist with the project.
- Review of the project includes repairing existing windows. It may be more cost effective to repair rather than replace. If new window are added to the west second story of the building they should be double hung windows.
- The Oak Street entrance should be retained in a manner that a new owner would have the option to use as an entrance. It currently is boarded up and not usable for ingress or egress.
- The project has been set up in phases. If an application were made for tax credits, grants or other funding sources it would be better to do a large portion of the project vs application for small pieces.

Mr. Smith spoke of the demolition of the ice house and the process. He has made application for Design Assistance for the May 6, 2010 Meeting.

**ADJOURN**

The Worksession adjourned at approximately 11:30 p.m.

Respectfully Submitted

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Denise J. Blakeslee, Recording Secretary